Davidson County DEEDWARR
Recvd: 09/08/04 11:24 2pgs
Fees:13.00 Taxes:576.46

20040908-0108424

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $155,800.00

Affiant

Subscribed and sworn to before me, this 26th day of August, 2004.

Notary Public
My commission expires: 3-10-07

03-0408-32141

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Cameron Boone 204 Overcrest Court Nashville TN 37211	Countrywide Home Loans P.O. Box 10423 Van Nuys, CA 91410-0423	147-06-0-083.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephanie Campbell, now, Black and husband, Jared Black, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cameron Boone and wife, Kristol Boone, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Caldwell Hall, Section One, Revised, of record in Book 2900, Pages 57-59, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Stephanie Campbell, unmarried, and Jared Black, unmarried, as joint tenants with right of survivorship, with the remainder to the survivor in fee, by deed from Jose Gonzales and wife, Celia M. Maymon Rivera, of record in Book 11501, Page 135, Register's Office for Davidson County. Stephanie Campbell and Jared Black having since married.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 204 Overcrest Court, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

8350

WITNESS my hand this 26th day of August, 2004.

Stephanie Campbell Black

Jared Black

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephanie Campbell Black and Jared Black, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26th day of August, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires: 3/14/05