Davidson County DEEDWARR
Recvd: 10/05/04 15:45 2pgs
Fees:13.00 Taxes:240.50

20041005-0120076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

04-3483

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Dallas E. Boggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 2004.

Janis L. Duree
Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 4/10/2006

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dallas E. Boggs	Southtrust Mortgage Corporation	61-11
(NAME)	(NAME)	
1128 Greenland Avenue	210 Wildwood Parkway, Ste 100	248
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216	Birmingham, AL 35209	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Wade F. Barker and wife, Elizabeth Barker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dallas E. Boggs and wife, Barbara Boggs

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, described as follows:

Being the easterly 41.1 feet front and 40.7 feet rear of Lot No. 14 and the westerly 8.9 feet front and 9.3 feet rear of Lot No. 16, on the Map of a Subdivision of Part of the Greenland Tract, as of record in Book 421, page 40, Register's Office for said County.

Said parts of said lots adjoin and front together 50 feet on the southerly side of Greenland Avenue and run back between lines 370.5 feet, more or less, on the westerly line of part of Lot No. 14 and 373 feet, more or less, on the easterly line of part of Lot No. 16 to a dead line in the rear on which they measure 50 feet.

BEING the same property conveyed to Wade F. Barker and wife, Elizabeth Barker by deed from Walter B. Williams and R. B. Thomas, filed of record in Book 1849, page 269, Register's Office for Davidson County, Tennessee.

This is improved property known as 1128 Greenland Avenue, Nashville, TN 37216

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness their hands this 1st day of October, 2004.

Wade F. Barker
Wade F. Barker

Elizabeth Barker
Elizabeth Barker

04-3483

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Wade F. Barker the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 1st day of October, 2004.

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Wade F. Barker and wife, Elizabeth Barker

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 1st day of October, 2004.

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree