Davidson County DEEDWARR
Recvd: 08/04/05 10:27 2 pgs
Fees:13.00 Taxes:610.50

20050804-0091661

WARRANTY DEED

JIM R. VANDERPOOL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 165,000.00

Jessica Wolf
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 22 DAY OF JULY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00922

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Matt D. Evans and Mary K. Evans	~~SunTrust Mortgage~~	MAP: 142-14
753 Myhr Drive	2014th Ave No.	Parcel: 96.00
Nashville, TN 37221	Nashville TN 37219	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEAN T. BOONE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MATT D. EVANS AND WIFE, MARY K. EVANS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 753 Myhr Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 my hand on the 19th day of July, 2005.

Jean T. Boone

Jean T. Boone

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JEAN T. BOONE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lilburn, Georgia, this 20th day of July, 2005.

EARL OBRON NOTARY PUBLIC DEKALB COUNTY, GA

Notary Public Earl Obron

~~Notary~~ Public, DeKalb County, Georgia
My Commission Expires May 2, 2006

My Commission Expires:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 307 ON THE PLAN OF SECTION 3, HARPETH VALLEY PARK, OF RECORD IN BOOK 4175, PAGE 15, REGISTER'S OFFICE OF SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEAN T. BOONE BY WARRANTY DEED FROM DENISE A. PALMER, UNMARRIED, RECORDED ON THE 14TH DAY OF SEPTEMBER, 2001 IN INSTRUMENT NO. 20010914-0100321, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.