2THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 11408 PG. 425

OUR FILE NUMBER: 8304

MAP/GROUP/PARCEL
053-06-0B -B-101.00 CO

NEW OWNER'S NAME AND ADDRESS:
Theodore R. Forker, Jr. and wife,
Marie C. Forker
1996 Waterford Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, John K. Boyd and wife, Kristy R. Boyd, hereinafter called Grantors, does hereby transfer and convey unto Theodore R. Forker, Jr. and wife, Marie C. Forker, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 130 on the Plan of Phase 5-B, Waterford Subdivision, of record in Plat Book 7900, Pages 838 & 839, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

The subject property is improved property commonly known as 1996 Waterford Drive, Old Hickory, Tennessee 37138.

BEING the same property conveyed to grantors herein by deed of record in Book 10002, Page 515, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

John K. Boyd

Kristy R. Boyd

0567874
IDENTIF. & REFERENCE

99 MAR 31 AM 9:45

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

97/31 0101 03CHECK 429.10

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, John D. Boyd and wife, Kristy R. Boyd, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 29th day of March, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $113,000.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11408 PG. 427

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

05678?4

IDENTIFICATION REFERENCE

99 MAR 31 AM 9:45

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	113000.00
CON TX	418.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	429.10
CHECK	429.10

03/31/99 01 09:44 0001 5751

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444810