Realty 48A

Prepared by:
Lassiter, Tidwell & Hildebrand
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $151,500.00

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 21st day of January, 2000.

Notary Public

My commission expires: 05/20/03

My Commission Expires

Instr:200001250008156 Page: 1 OF 2
REC'D FOR REC 01/25/2000 11:39:19AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $560.55

Address of New Owner:	Send Tax Bills to:	Tax Information
Jerry L. Boyd	First Republic Mortgage	141-07-0-B
7136 Somerset Farms Drive	3212 West End Avenue, Suite 500	111.00CO
Nashville TN 37221	Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Stacy S. Sward,*~~unmarried~~, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Jerry L. Boyd and wife, Shannon J. Boyd 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. 130 on the Plan of First Revision of Somerset Farms, Section 4, Phase 1, of record in Plat Book 9700, Page 157, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stacy S. Sward, unmarried, by deed from Keith E. Brown and wife, Victoria P. Brown, of record in Book 11413, Page 735, Register's Office for Davidson County, Tennessee.

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 7136 Somerset Farms Drive, Nashville, Tennessee 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 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 and our heirs successors and 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.

*and husband, James R. Sward

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 this 21st day of January, 2000.

Stacy S. Sward

James R. Sward

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Stacy S. Sward* and with whom I am personally acquainted, and who acknowledged ~~she~~ they executed the within instrument for the purpose therein contained.

*and James R. Sward

Witness my hand, at office in Brentwood, Tennessee, this 21st day of January, 2000.

Notary Public

My Commission expires: 05/20/03

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires
5-20-2003