Instr:200006010054681 Page: 1 OF 3
REC'D FOR REC 06/01/2000 2:46:36PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1128.50

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17228**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. _____ Affiant Subscribed and sworn to before me, this 31th day of MAY, 2000. _____ Notary Public My Commission Expires: _____

NOTARY PUBLIC AT LARGE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John A. Boyce 6008 Hickory Valley Road Nashville, Tennessee 37205	Franklin American Mortgage 501 Corporate Centre Dr., Ste. 400 Franklin, Tennessee 37067	MAP 103-13 PARCEL 1.00 FB# 8D60675

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LISA MALVEA and husband, ARUN MALVEA ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN A. BOYCE and wife, KIMBERLY BOYCE ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6008 HICKORY VALLEY ROAD, NASHVILLE, TENNESSEE 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31th day of MAY, 2000.

LISA MALVEA
BY ARUN MALVEA AS ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING RECORDED
SIMULTANEOUSLY HEREWITH.

ARUN MALVEA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ARUN MALVEA, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2000.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, ARUN MALVEA, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for the said LISA MALVEA and is authorized by the said LISA MALVEA to execute this instrument on her behalf.

Witness my hand, at Office, this 31st day of May, 2000.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires SEPT. 23, 2000

Being the same property conveyed to Lisa Malvea and husband, Arun Malvea, by deed from Damon Crabtree and wife, Robbie Crabtree of record in Book 11326, page 535, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 2133, page 55, said Register's Office.

EXHIBIT "A"