WARRANTY DEED BOYD-H00320	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00 Affiant Subscribed and sworn to before me, this 20th DAY OF November, 2000. Notary Public MY COMMISSION EXPIRES: 3/2 (AFFIX SEAL)

MELISSA D. ROGERS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires MAR 25, 2001

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
John Boyd	America's Wholesale Lender	61-16-355
(NAME)	(NAME)	
1412 Cardinal Ave	750 Old Hickory Blvd., Ste. 180	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JEANNE WIGGINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN BOYD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the one-half of Lot No. 8, Block B, on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

Said south part of Lot No. 8 fronts 50 feet on the westerly side of Cardinal Drive, formerly Martha Avenue, and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to Jeanne Wiggins by Deed from John T. Faulkner, being executed on 07/10/86 and filed on 07/14/86 and of record in Book 6915, page 311, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1412 Cardinal Ave, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 20th day of November, 2000.

Jeanne Wiggins

John Boyd

Davidson County DEEDWARR
Recvd: 12/01/00 08:48 2pgs
Fees:11.00 Taxes:296.00
20001201-0117813

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, GEORGE R. WOODS SR., a Notary Public in and for said County and State, the within named Jeanne Wiggins , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 2000.

My Commission Expires OCT. 9, 2002

GEORGE R. WOODS SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 DAVIDSON COUNTY, TENN.

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 20th day of November, 2000.

My Commission Expires _____ _____

Notary Public

AFTER RECORDING PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075