This Instrument Prepared By:
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LAW OFFICES OF K. GABRIEL HEISER
155 FRANKLIN RD., SUITE 137
BRENTWOOD, TN 37027
(615) 221-9769

Davidson County DEEDWARR
Recvd: 08/13/01 12:06 2pgs
Fees:12.00 Taxes:0.00
20010813-0086978

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MARTHA C. BOYCE, Grantor, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby grant, bargain, convey, and transfer all of her right, title and interest in the property described below to MARTHA C. BOYCE, Trustee, or her successors in trust, under the MARTHA C. BOYCE LIVING TRUST, dated 7-30, 2001, and any amendments thereto; subject, however, to a life estate hereby expressly reserved to the Grantor. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Being Apartment Unit No. 609 of Heritage Village Condominiums created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989, and further supplemented and amended by instrument of record in Book 6484, page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to MARTHA C. BOYCE by deed from Marian B. Gregory, dated April 30, 1998, of record in Book 10913, Page 106, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to GARY BOYCE by deed from Martha C. Boyce, dated March 23, 2001, of record as instrument number 20010328-0029957, Register's Office for Davidson County, Tennessee, in which Martha C. Boyce retained the full power and authority to sell, convey, mortgage, lease or otherwise dispose of the property described above in fee absolute during her life, without joinder by the remainderman, and to keep any and all proceeds derived therefrom, pursuant to T.C.A. § 66-1-106.

This is improved property known as 609 Colony Trace Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever; subject, however, to the life estate therein expressly reserved to the said Grantor. Grantor hereby covenants to and with the Grantee and Grantee's successors and assigns that Grantor is lawfully seized and possessed of the above-granted premises in fee simple and has a good and lawful right to convey it, and the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance. Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said premises and every part and parcel thereof to the said Grantees against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The liability and obligations of the Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument but merely define the scope, nature, and amount of such liability or obligations.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

ANY TRUSTEES [OR ANY SUCCESSOR TRUSTEE(S)] TO HAVE the full power to sell, mortgage, rent, lease and convey or otherwise encumber, without the joinder or consent of any

IN TESTIMONY WHEREOF, this instrument was executed on 7-30-, 2001.

Martha C. Boyce
MARTHA C. BOYCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared MARTHA C. BOYCE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal on 7-30, 2001.

NOTARY PUBLIC
My Commission Expires: My Commission Expires August 5, 2003

Property address:
609 Colony Trace Drive
Madison, Tennessee 37115

Mail Tax Bills To:
MARTHA C. BOYCE
609 Colony Trace Drive
Madison, Tennessee 37115

PARCEL I.D.
Map 42-11B
Parcel 56

NOTE TO REGISTER OF DEEDS: This transfer is to a revocable living trust, and pursuant to T.C.A. § 67-4-409(a)(3)(F) such transfer is exempt from the recordation tax; further, pursuant to T.C.A. § 67-4-409(a)(5), no oath of value is required in such transaction.