PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 11/05/01 17:26 2pgs
Fees:13.00 Taxes:688.94
20011105-0121226

W & I Ref:(SK) Title No: 42971
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Amanda J. Fraser 170 Kenner Avenue Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-04-044

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$186,200.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bradford Boyce and spouse, Ronda G Boyce**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amanda J. Fraser** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee being the southerly half of Lot No. 21 on the Plan of Kenner Manor Land Company's Subdivision, of record in Plan Book 421, page 100, Register's Office for Davidson County, Tennessee.

SAID Part of Lot No. 21 fronts 50 feet on the easterly margin of Kenner Avenue and extends back 166.75 feet on the northerly line and 163.5 feet on the southerly line to the west line of a 10-foot reserve strip measuring 50.08 feet thereon.

Together with and subject to a Joint Driveway Agreement of record in Book 1150, page 838, said Register's Office.

BEING the same property conveyed to Bradford Boyce and spouse, Ronda G. Boyce by deed from Donald Wayne Brickey of record in Book 10340, page 170, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 421 Page 100, said Register's Office; 10 foot easement for sanitary sewers and/or storm drainage across/along the northeasterly line of said lot and a 10 foot temporary construction easement southwest of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 3956, page 854, said Register's Office.

This is improved property, known as: 170 Kenner, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of October, 2001.

Bradford Boyce

Ronda G Boyce

State of TENNESSEE
County of DAVIDSON

On this 29th day of October, 2001 , before me the undersigned authority, personally appeared Bradford Boyce and Ronda G Boyce , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

SHAWN E. KUDERIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 28, 2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $186,200.00

Affiant

Sworn and subscribed before me this the 29th day of October, 2001

My Commission Expires: _____ Notary Public

SHAWN E. KUDERIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003