Return To:
Arrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of October, 2001.

Notary Public

My Commission Expires: July 16, 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/08/01 15:57 2pgs
Fees:13.00 Taxes:264.55
20011108-0123177

ADDRESS NEW OWNER(S) AS FOLLOWS:
Stephen D. Boyce
447 Claircrest Drive
Antioch, Drive 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
162-010-B-020.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robin J. Gendron, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Stephen D. Boyce, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, being Lot No. 20, on the Plan of Clairmont Subdivision, Phase 1, of record in Plat Book 6050, page 286, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made a more complete and accurate legal description thereof.

Being the same property conveyed to Robin J. Gendron, unmarried, by Warranty Deed from Stephen A. Snyder, A married person, of record in Deed Book 9980, page 677, Register's Office for Davidson County, Tennesee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6050, Page 286, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6988, Page 542, Book 7269, page 223, Book 7891, page 590, Book 8027, page 258, Book 8784, page 328, Book 8007, page 264, and Book 8027, page 264, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Book 6988, Page 536, Register's Office for Davidson County, Tennessee.

Subject to Conveyance of Common Area of record in Book 7900, Page 153, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 6988, Page 552, Book 8108, page 993, Book 8251, page 180, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 447 Claircrest Drive, Antioch, Drive 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 26th day of October, 2001.

Robin J. Gendron by

Robin J. Gendron

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named K.Thomas Sidwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Attorney in Fact of Robin J. Gendron, and who further acknowledged that he executed the forgoing instrument for the purposes therein contained by signing his name as the Attorney in Fact of Robin J. Gendron.

Witness my hand and official seal this 26th day of October, 2001.

Notary Public

W. AARON FORTNER
NOTARY PUBLIC AT LARGE
MONTGOMERY COUNTY, TN

July 16, 2002
My Commission Expires

04118-BW