PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **April, 2002** between **MARTHA W. WHITLEY** , GRANTOR, and **SAMUEL W. BOSHRA** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **ANTIOCH,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26B, Zone Lot Division of Lots 23 thru 32 on the Plan of Piccadilly Square, Phase I, of record in Plat Book 5200, Pages 720-722 as amended in Plat Book 6250, Page 468, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Martha W. Whitley by deed from Mark A. Ellis, married, of record in Book 10765, Page 325, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); all matters appearing of record in Book 6250, page 468 (original plat of record in Book 5200, page 720 through 722); Declaration of Covenants, Conditions, Restrictions, of record in Book 6236, page 683 and amended in Book 6295, page 506, 520 and 534; Book 6300, page 409-re-recorded in Book 6306, page 833, in Book 6496, page 100, 107 and 114 and in Book 6518, page 184 and 190; By-Laws of record in Book 6236, page 708 and amended in Book 6295, page 572, 580, and 588 and in Book 6300, page 431; Quitclaim Deed for Common Area of record in Book 6236, page 680 and corrected in Book 6295, page 503; Articles of Incorporation in Piccadilly Square HOA in Book 6236, page 703 amended in Book 6295, page 548, 556 and 564 in Book 6300, page 423; Information Brochure in Piccadilly Square HOA of record in Book 6236, page 726 amended in Book 6295, page 596, 602 and amended in Book 6300, page 439; Document of Clarification to Restrictions of record in Book 6830, page 739; any and all easements, right of ways, setback lines, zoning regulations, building restrictions, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Martha W. Whitley

MARTHA W. WHITLEY
Signature of Seller

Davidson County DEEDWARR
Recvd: 05/09/02 12:38 2pgs
Fees:13.00 Taxes:266.40

20020509-0057336

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **MARTHA W. WHITLEY** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **April, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES: 3/26/05

Name and Address of Property Owner:

SAMUEL W. BOSHRA
1031 REGENTS PARK CIRCLE
ANTIOCH, TN 37013

Property Address:

1031 REGENTS PARK CIRCLE
ANTIOCH, TN 37013

Person Responsible for Taxes:

FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE, SUITE 400
FRANKLIN, TN 37067

Map 149-2
Parcel #: 96

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$72,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Samuel W. Boshra
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **April, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES: 3/26/05

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076