THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 12307B

MAP/GROUP/PARCEL:
041-15-0/048.00

NEW OWNER'S NAME AND ADDRESS:
Yona A. Boyd
1221 Bellshire Drive
Nashville, TN 37207

Davidson County DEEDWARR
Recvd: 06/13/02 15:21 2pgs
Fees:13.00 Taxes:510.60
20020613-0072272

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Billy Hayes and Edna Hayes, hereinafter called Grantors, do hereby transfer and convey unto Yona A. Boyd, an unmarried woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 309 on the Plan of Bellshire Estates, Section "A", of record in Book 2331, Pages 115 and 116, Register's Office for Davidson County, Tennessee.

SAID Lot No. 309 fronts 143 feet on the southerly side of Bellshire Drive and runs back between lines, 274.4 feet on the easterly line and 280.8 feet on the westerly line to a dead line in the rear on which it measures 143.1 feet.

The subject property is improved property commonly known as 1221 Bellshire Drive, Nashville, Tennessee 37207.

BEING the same property conveyed to grantors herein by deed of record in Book 2748, Page 496, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Billy Hayes
Billy Hayes

Edna Hayes
Edna Hayes

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Billy Hayes and Edna Hayes with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 11th day of June, 2002.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires October 15, 2003

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $138,000.00.

AFFIANT

Sworn to and subscribed before me, this the 11th day of June, 2002.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires October 15, 2003