Davidson County DEEDWARR
Recvd: 11/01/02 16:24 4pgs
Fees:23.00 Taxes:310.80
20021101-0134429

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

David W. Bolyard	Bank of America	Map 051-08-0
852 Argle Avenue	21000 NW Evergreen Parkway	Parcel 41
Madison, TN 37115-9999	Hillsboro, OR 97124-7121	11258 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Van M. Richmond and wife, Mary E. Richmond** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **David W. Bolyard, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Block "C" on the revised plan of Power and Roth's Madison Park Subdivision, of record in Plat Book 843, page 7, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot 12 fronts 50 feet on the westerly side of Argle Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Van M. Richmond and wife, Mary E. Richmond, by deed from Secretary of Housing and Urban Development, of record as Instrument No. 200109210102704, said Register's Office.

This is improved property commonly known as 852 Argle Avenue, Madison, Tennessee 37115-9999.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Matters shown on the plan of record in Book 843, page 7, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $84,000.00.

David W. Bolyard by: Shelley Beckham
Affiant Bolyard, Atty in Fact

Subscribed and sworn to before me this 30 day of October, 2002.

Barbara Kemp
Notary Public

My Commission Expires: 05/28/03

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of October, 2002.

Van M. Richmond
Van M. Richmond

Mary E. Richmond
Mary E. Richmond
by: Van M. Richmond
Her Atty in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Van M. Richmond and wife, Mary E. Richmond**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of **October,** 2002.

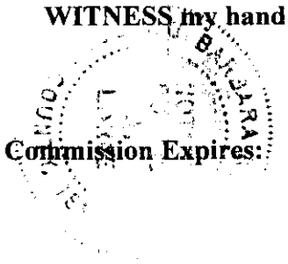
Notary Public

My Commission Expires: ~~ROBERT~~ JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of October, 2002, before me personally appeared Van M. Richmond, to me known to be the person who executed the foregoing instrument on behalf of Mary E. Richmond and who acknowledged that she executed the same as the free act and deed of the said Mary E. Richmond.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of October, 2002.



Barbara Kemp

NOTARY PUBLIC

My Commission Expires: 05/28/03