Davidson County DEEDWARR
Recvd: 11/21/02 11:49 2pgs
Fees:13.00 Taxes:536.50
20021121-0144818

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 19679**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $145,000.00 Affiant Subscribed and sworn to before me, this 20th day of NOVEMBER, 2002. Notary Public My Commission Expires:

WILLIAM J. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires SEPT 30 2006

PICK-UP

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Susan Jane Faver 3817 Lookout Drive Nashville, TN 37209		MAP 104-1 PAR 12 FB 11W 85035

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MATTHEW J. BOYD AND WIFE, BRANDI D. BOYD ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SUSAN JANE FAVER ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3817 Lookout Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of NOVEMBER, 2002.

MATTHEW J. BOYD

BRANDI D. BOYD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MATTHEW J. BOYD AND WIFE, BRANDI D. BOYD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of NOVEMBER, 2002.

My Commission Expires:

WILLIAM J. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires SEPT 30 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Second Revised Plan of Valley View Subdivision, Section One, as of record in Plat Book 2331, page 113, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew J. Boyd and wife, Brandi D. Boyd by deed from Susanne M. Davis, a widow of record in Book 11135, page 300, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 2446, page 146 as amended in Book 2487, page 19; and (2) All matters appearing on the Plan of record in Plat Book 2331, page 113, said Register's Office.