*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

ADDRESS NEW OWNER:
Buford M. Boyle, Jr. and Lori L. Boyle
245 McCoin Drive
Goodlettsville, TN 37072

SEND TAX BILL:
*To Owner*

Davidson County DEEDWARR
Recvd: 12/16/02 13:15 2pgs
Fees:13.00 Taxes:388.50
20021216-0154531

MAP AND PARCEL:
MAP 25-4
PARCEL 56
GO-15839

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Helen J. Power, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Buford M. Boyle, Jr. and Lori L. Boyle, married, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 16, on the Plan of Franklin Heights Subdivision, of record in Plat Book 2083, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Helen J. Powers, by deed from John Pitt and wife, Jane Pitt of record in Book 11542, Page 934, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record in Book 2083, Page 91 and Book 2278, Page 409, and such easements and setback lines of record in Plat Book 2083, Page 91, said Register's Office.

Taxes for 2002 have been paid; Taxes for 2003 assumed by Grantee.

This is improved property known as 245 McCoin Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Buford M. Boyle, Jr. and Lori L. Boyle, married, their heirs and assigns, forever; and I, Helen J. Power, unmarried 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 6th day of December, 2002.

Helen J. Power

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Helen J. Power, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 105,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of December, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004