WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/02 14:41 2pgs
Fees:13.00 Taxes:233.10

20021231-0162784

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December, 2002

Notary Public

MY COMMISSION EXPIRES: October 25, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard W. Boyd (NAME)	Family First Mortgage (NAME)	MAP 71-11
1419 Stainback Avenue (ADDRESS)	1091 Pemberton Hill Road #102 (ADDRESS)	PARCEL 61
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Apex, NC 27502 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jacqueline G. Howse, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard W. Boyd

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:

LAND in Davidson County, Tennessee, BEING Lot No. 8 on the Map of Highland Hills Subdivision, as of record in Book 1130, page 40, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Jacqueline G. Howse by Warranty Deed from Hattie McClaurine, Susie McJimpsey and Mildred Beasley, of record in book 5471, page 968, and by Quitclaim of record in Book 5478,, page 950,, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1419 Stainback Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of December, 2002

Jacqueline G. Howse

Jacqueline G. Howse

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 Jacqueline G. Howse, 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 instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 26th day of December, 2002.

My Commission expires October 25, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of , .

My commission expires

Notary Public