Davidson County DEEDWARR
Recvd: 08/08/03 13:08 2pgs
Fees:13.00 Taxes:1533.65

20030808-0113400

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,500.00.

Dawn Kane
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of August, 2003.

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Kathy Snider
Notary Public

My Commission Expires:

BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
David Andrew Francy
5837 Beauregard Drive
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Bank of America, N.A.
200 S. College Street
Charlotte, SC 28255

MAP-PARCEL NUMBERS:
145-09-0-036.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John W. Lloyd and wife, Laura Lloyd,** hereinafter referred to as Grantors, hereby transfers and conveys to **David Andrew Francy,** hereinafter referred to as Grantee, his 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. 43 on the Plan of Tyne Valley Estates, Section IV, as of record in Book 3600, Page 10 and amended in Book 3701, Page 366, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 208 feet on the southerly side of Beauregard Drive and extends back 360 feet on the westerly line and 336.13 feet on the easterly line, to a dead line in the rear on which it measures 114.46 feet.

Being the same property conveyed to John W. Lloyd and wife, Laura Lloyd by deed from Edward McCall Priest, II and wife, Virginia B. Priest of record in Book 8354, page 898, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3600, Page 10, and Book 3701, Page 366, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3574, Page 303, Book 3788, Page 404, Book 3813, Page 383, Book 3899, Page 262, Book 3899, Page 267, Book 3935, Page 239, Book 4016, Page 632, Book 4173, Page 193, Book 4225, Page 185, Book 4315, Page 836, Book 4317, Page 460, Book 5495, Page 702, Book 5510, Page 503, Page 6095, Page 58, and Book 8529, Page 154, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 5837 Beauregard Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 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 **GRANTEE**, his 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 7th day of August, 2003.

John W. Lloyd

Laura Lloyd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Lloyd and wife, Laura Lloyd, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of August, 2003.

Notary Public

My Commission Expires: 11-22-05