Davidson County DEEDWARR
Recvd: 08/28/03 11:51 2pgs
Fees:13.00 Taxes:471.75

20030828-0125165

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2003

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEP. 25, 2004
(AFFIX SEAL)

LAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George P. Maddox (NAME)	New Owner (NAME)	MAP 161-10-0-A
5056 English Village Drive (ADDRESS)	(ADDRESS)	PARCEL 110.00CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(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, Timothy P. Boyett and wife, Kristal W. Boyett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George P. Maddox and Elizabeth L. Ross

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. 178 on the Plan of Villages of Brentwood, a Planned Unit Development, Phase Two, of record in Book 6250, Page 169, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Timothy P. Boyett and wife, Kristal W. Boyett, by Warranty Deed from Mitchell D. Kline and Jennifer P. Holt as tenants in common with right of survivorship, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20020520-0061092.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6143, Page 11, and made applicable in Book 6398, Page 495, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Timothy P. Boyett pursuant to a Power of Attorney executed by same on the 25th day of June, 2003, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5056 English Village Drive, Nashville, TN 37211
(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 our hand s this 30th day of June, 2003

Timothy P. Boyett

Kristal W. Boyett

STATE OF Tennessee

COUNTY OF Davidson

I, Shauna Daniels, a Notary Public of the County and State first above written, do hereby certify that Timothy P. Boyett and Kristal W. Boyett personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

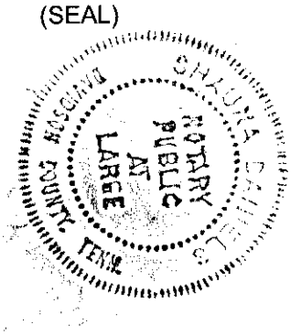
Witness my hand and official seal, this the 30th day of June, 2003.

Shauna Daniels

Notary Public

My Commission Expires: My Commission Expires SEP. 25, 2004

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903