Davidson County DEEDWARR
Recvd: 09/15/03 10:23 2pgs
Fees:13.00 Taxes:887.63
20030915-0135040

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of August, 2003.

CHAD ANTHONY WILSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 08/22/2005

Notary Public

My Commission Expires:

WARRANTY DEED

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:
Neely D. Boyd
7415 Dunaway Drive
Nashville, Tennesse 37221

SEND TAX BILLS TO:
Gerogia Bank & Trust Co. of Augusta
d/b/a GB&T Mortgage
1321 Murfreesboro Road
Nashville, TN 37217

MAP-PARCEL NUMBERS:
128-09-0-74

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, **Michael West Zello and wife, Tisha Rawlings Zello** hereinafter referred to as Grantors, hereby transfers and conveys to **Neely D. Boyd** hereinafter referred to as 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. 15 on the Plan of Dunaway Woods, Section 2, as shown on plat of record in Plat Book 9700, page 284, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michael West Zello and wife, Tisha Rawlings Zello by Deed from Hilliard H. Hester, III and wife, Pamela F. Hester of record in Book 11748, page 42, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 284, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5393, Page 651, as amended in Book 5484, page 222, Register's Office for Davidson County, Tennessee.

Easement of record in Book 4589, Page 112, 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 GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7415 Dunaway Drive , Nashville, Tennesse 37221.

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 I 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 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 **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 14th day of August, 2003.

Michael West Zello

Tisha Rawlings Zello

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 Michael West Zello and wife, and Tisha Rawlings Zello, 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 14th day of August, 2003.

Notary Public

My Commission Expires: 11/2/05

WILLIAMSON COUNTY, TN NOTARY PUBLIC AT LARGE K. THOMA

08874-BP