Davidson County DEEDWARR
Recvd: 10/03/03 11:05 2pgs
Fees:13.00 Taxes:518.00
20031003-0146370

WARRANTY DEED

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 2003

Notary Public

MY COMMISSION EXPIRES:
(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
Carla Boy (NAME)	Mortgage Company of America (NAME)	MAP 061-04
4907 Log Cabin Road (ADDRESS)	2416 21st Avenue South Suite 202 (ADDRESS)	PARCEL 052
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, Joseph W. Boyd and wife, Donna Boyd and Virginia L. Boyd, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carla Boy, Unmarried

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. 18 on the Plan of Marina C. McGaugheys Second Subdivision of a part of Tract No. 4 in A. J. McGaugheys Section Second Haysboro Subdivision, not of record, described according to a survey made by John Kohl and Company, P.C. TN #100, dated May 17, 1990, as follows:

Beginning on the westerly margin of Log Cabin Road at the common corner of Lots Nos. 18 and 19; thence with the line between said two lots, westwardly 213.2 feet to the easterly line of Lot No. 11; thence with the easterly line of lots Nos. 11 and 12, southwardly 100.05 feet to the common corner of Lots Nos. 17 and 18; thence with the line between said two lots, eastwardly 219.2 feet to the westerly margin of Log Cabin Road; thence with the westerly margin of said Road, northwardly 100 feet to the point of beginning.

BEING the same property conveyed to Joseph W. Boyd, Oakie Boyd and wife, Virginia L. Boyd by Quitclaim Deed dated May 31, 1990, from Patricia Spicer Carden, Trustee of record in Book 8122, page 428, Register's Office for Davidson County, TN (The said Oakie Boyd having since died).

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

Donna Boyd joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 4907 Log Cabin Road, Nashville, TN 37216
(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 24th day of September, 2003

Joseph W Boyd
Joseph W. Boyd

Virginia L. Boyd
Virginia L. Boyd, Unmarried
By: Joseph Boyd attorney in fact
Joseph Boyd, Attorney-in-fact

Donna Boyd, By Joseph Boyd attorney in fact
Donna Boyd

STATE OF FLORIDA
COUNTY OF BROWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSEPH W. BOYD, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Broward City, Florida, this 24th of September, 2003.

My commission expires:_____

FL DL# [redacted] 499-5-0

NOTARY PUBLIC

SEAL

JENNIFER A. DAVIS
MY COMMISSION # DD 175484
EXPIRES: January 5, 2007
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF BROWARD

On this 23rd day of September, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared JOSEPH W. BOYD to me known to to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of DONNA BOYD and VIRGINIA L. BOYD, as their attorney in fact, being authorized so to do, and acknowledged that he executed the same as the free act and deed of the said DONNA BOYD and VIRGINIA L. BOYD.

Witness my hand and official seal at Broward County, FLORIDA. this 24th day of SEPTEMBER, 2003.

My commission expires:_____

FL DL [redacted] 499-5-0

SEAL

NOTARY PUBLIC

JENNIFER A. DAVIS
MY COMMISSION # DD 175484
EXPIRES: January 5, 2007
Bonded Thru Notary Public Underwriters

20031003-0146768
20031003-0146769

Continuation

Joseph W. Boyd executes this Instrument as Attorney-in-Fact on behalf of Donna Boyd and Virginia L. Boyd pursuant to Special Power-of-Attorney(s) of record by Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

WARRANTY DEED
PG 2.