Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***122,300.00.

Affiant

Subscribed and sworn to before me this 20th day of October, 2003.

Notary Public

My Commission Expires: 9-23-07

Davidson County DEEDWARR
Recvd: 10/23/03 14:07 2pgs
Fees:13.00 Taxes:452.51
20031023-0156940

ADDRESS OF NEW OWNER

JASON CRANE
5614 Royal Court
Hermitage, Tennessee 37076

SEND TAX BILLS TO

Wells Fargo Home Mortgage, Inc.
4456 Corporation Lane
Virginia Beach, VA 23462

MAP & PARCEL NOS.

MAP 87-05-O-A
PARCEL 113 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY TWO THOUSAND THREE HUNDRED AND 00/100 DOLLARS ($***122,300.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, JASON L. BOYLAN and wife, PAMELA K. BOYLAN, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto JASON CRANE and wife, Ashleigh Crane, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 141 on the Plan of Farmingham Woods, Phase III, as of record in Plat Book 7900, page 554, Register's Office for Davidson County, Tennessee, a P.U.D. with its boundary plat at Plat Book 7900, page 173, said Register's Office, to which plans reference is hereby made for a more complete description.

BEING the same property conveyed to Jason L. Boylan and Pamela D. Kennedy, both unmarried, as tenants in common with rights of survivorship, by deed from Wm. Clark Moore and wife, Donna L. Moore, of record in Book 11510, page 503, as corrected and re-recorded in Book 11621, page 936, Register's Office for Davidson County, Tennessee; the said Pamela D. Kennedy having since married Jason L. Boylan and is now known as Pamela K. Boylan.

This is improved property known as 5614 Royal Court, Hermitage, Tennessee 37076.

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.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and paid by the Grantor.

2. Matters, if any, shown on the plan of Farmingham Woods, Phase III, of record in Book 7900, page 554 and Book 7900, page 173, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 20th day of October, 2003.

JASON L. BOYLAN

PAMELA K. BOYLAN

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 Jason L. Boylan and Pamela K. Boylan, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of October, 2003.

Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC Sumner County