FILE NO. SP42585 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis Groves, Trustee	S A M E	90-12-25
(NAME)	(NAME)	
736 Rodney Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, Boyd Ronald Bomar and wife, Cathy Louise Bomar, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis Groves, Trustee with full power to mortgage, sell, convey, and encumbers joinder of any 3rd party beneficiary, 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 11/25/03 14:02 3pgs
Fees:18.00 Taxes:425.50
20031125-0171282

unimproved ☐
This is improved ☒ property, known as 663 Westboro Drive, Nashville, TN 37209
(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 my/our hand(s) this 14th day of November, 2003.

Boyd Ronald Bomar

Cathy Louise Bomar

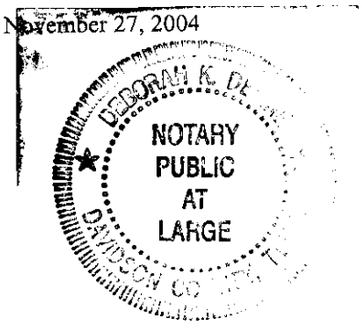
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Boyd Ronald Bomar and **Cathy Louise Bomar**, 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 at Nashville, Tennessee this 14th day of November, 2003.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 63 on the Plan of West Nashville Annex, as of record in Plat Book 332, Page 11, Register's Office for said County, to which reference is made for a more complete description.

Beginning in the center of James Avenue at the northeast corner of property conveyed to Mary L. McPherson by Deed from Joe V. Thompson, et al, of record in Book 2135, Page 496, said Register's Office; thence with the northerly line of said McPherson property, westwardly 200 feet; thence northwardly and parallel with the center line of James Avenue, 85 feet; thence eastwardly and parallel with the northerly line of said McPherson property, 200 feet to the center of James Avenue; thence with the center of said Avenue, southwardly 85 feet to the beginning.

Being the same property conveyed to Boyd Ronald Bomar and wife, Janice Carolyn Bomar, by Warranty Deed dated April 9, 1991, from James D. Hemby, Larry R. Hemby and Janice Carolyn Bomar, as of record in Book 8327, Page 620, Register's Office for Davidson County, Tennessee. The Janice Carolyn Bomar having since died on July 28, 2000, thereby vesting title in Boyd Ronald Bomar.

Description is same as prior deed.

This conveyance is subject to any and all existing restrictions and easements of record.