39-B

WARRANTY DEED

BOYD-04MT0544

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF June, 2004.

Notary Public

(Affix Seal)

My Commission Expires: 7/23/06

GEORGE R. WOODS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Donald R. Boyd Deborah M. Boyd	First Horizion Home Loans	172-13-A-2
300 Swynford Court	1555 W. Walnut Hill Lane	
Brentwood, TN 37027	Irving, TX 75038	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JOHN J. CONDON, Married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DONALD RAYMOND BOYD DEBORAH MYERS BOYD, Husband and Wife hereinafter called the Grantee(s), their heirs and assigns, that 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. 2 on the plan of Section One, Williams Grove, of record in Plat Book 9700, Pages 580-582, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John J. Condon, married, by deed from Li Huang, unmarried, of record in Instrument No. 20030930-0144237, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 300 Swynford Court, Brentwood, Tennessee 37027.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 10th day of June, 2004 :

John J. Condon
By: Ann E. Condon, Attorney in Fact

Ann E. Condon

Ann E. Condon is signing to convey any and all marital rights she may have in said property.

Davidson County DEEDWARR
Recvd: 06/16/04 15:12 2pgs
Fees:13.00 Taxes:1087.80
20040616-0071420

STATE OF Tennessee

COUNTY OF WILLIAMSON

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

Witness my hand and official seal this 10th day of June, 2004.

Notary Public

My Commission Expires: 7/23/06

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Ann E. Condon, with whom I am personally acquainted and who upon his oaths acknowledged herself to be the Attorney in Fact for John J. Condon, and as such Attorney in Fact for John J. Condon she executed the foregoing instrument for the purposes contained therein and who further acknowledged that she is the Attorney in Fact under a Power of Attorney and is authorized by John J. Condon execute this instrument on behalf of John J. Condon.

Witness my hand and official seal on this 10th day of June, 2004.

Notary Public

My Commission Expires: 7/23/06

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.