Davidson County DEEDWARR
Recvd: 06/18/04 09:50 2pgs
Fees:13.00 Taxes:479.15

20040618-0072271

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $129,500.00.

Affiant

Subscribed and sworn to before me, This 8th day of June, 2004.

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE My Comm. Exp. Nov. 25, 2006 DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 11-25-06

Address New Owner	Send Tax Bills to:	Map-Parcel
Bobby C. Gaines, Sr. 645 Albany Drive Hermitage, TN 37076	First Horizon Home Loan Corp. P.O. Box 7481 Springfield, OH 45501	75-8-47

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, David B. Boyd and wife, Linda G. Boyd hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bobby C. Gaines, Sr., unmarried hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 252 on the Plan of Tulip Grove, Section 4, as of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to David B. Boyd and wife, Linda G. Boyd by Deed from William A. Burkhalter and wife, Elizabeth Ann Burkhalter of record in Book 10179, Page 789, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2004 and subsequent years.
2. Subject to all matters set forth in Plat of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee.

This is improved property known as: 645 Albany Drive Hermitage, TN 37076

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors 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 otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 8th day of June, 2004

David B. Boyd

Linda G. Boyd

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Stephanie M. Duncan, a Notary Public in and for the said County and State, personally appeared David B. Boyd and Linda G. Boyd, the within named 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 at Nashville, Tennessee this 8th day of June, 2004.

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 25, 2006

Notary Public

MY COMMISSION EXPIRES: 11-25-06