WARRANTY DEED

G-UP-04-0105

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

James H Boyles
Affiant

Subscribed and sworn to before me, this 25TH DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

FRANCES RUDY NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Faye Boyles	Union Planters Bank	
105 Old Trinity Lane (ADDRESS)	1900 Charles Bryan Road (NAME) (ADDRESS)	71-7-19.01
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Cordova, TN 38016 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CARTER BOLLING A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SANDRA FAYE BOYLES AND ~~WIFE~~ JAMES BOYLES, 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:

Husband

Land in Davidson County, Tennessee, being part of Lot Number 1 on the Map of T.J. Cages Subdivision of the Tarplay Place, as of record in Book 332, Page 97, Register's' Office for Davidson County, Tennessee, and more particularly described as follows: Beginning at a point in the northerly margin of Trinity Lane 60 feet east of the southwest corner of Lot Number 1 and the southeast corner of Lot Number 3; thence eastwardly along the northerly edge of Trinity Lane 54 feet to a point and extending back between parallel lines 95 feet more or less to a dead line on which it measures 54 feet.

Being the same property conveyed to Carter Bolling by Cash Deed executed March 22, 2002 and filed for record on April 1, 2002 in Instrument Number 20020401-0039071, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 105 Old Trinity Lane, Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of June, 2004.

Carter Bolling

Davidson County DEEDWARR
Recvd: 06/29/04 15:53 2pgs
Fees:13.00 Taxes:170.20

20040629-0077335

STATE OF Tennessee
COUNTY OF Davidson

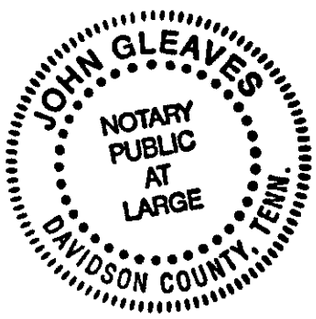
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carter Bolling, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 25th day of June, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903