WARRANTY DEED

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2004

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
C. D. Boyd	Fieldstone Mortgage Company	Map 107
1012 Kipling Drive	11000 Broken Land Parkway	Group 14-0
Nashville, TN 37217	Suite 800 Columbia, MD 21044	Parcel 130.00

FOR AND IN 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

Mildred Bradford

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
C. D. Boyd , unmarried
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:

BEING Lot No. 132, on the Map of Miro Meadows Subdivision, of record in Book 1424, Pages 94 and 95, of the Register's Office for said County.

Said Lot No. 132 fronts 70 feet on the easterly side of Kipling Drive and runs back between parallel lines 143 feet to a dead line.

Being the same property conveyed to Mildred Bradford by Quitclaim Deed from Terry Blackburn of record in Instrument 20040406-0038565, said Register's Office. See also deed of record in Book 4830, Page 848, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; 2) All matters appearing on the Plan of record in Plat Book 1424, Pages 94 and 95, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1012 Kipling Drive, Nashville, TN 37217

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 hand this 26th day of July, 2004.

Mildred Bradford

Davidson County DEEDWARR
Recvd: 07/30/04 15:01 2 pgs
Fees:13.00 Taxes:277.50
20040730-0091724

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 Mildred Bradford, 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 at Nashville, Tennessee, this 26th day of July, 2004.

My Commission Expires: 1/26/08

Notary Public

