STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00.

X Hillary Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF February, 2005.

Notary Public
MY COMMISSION EXPIRES 3/25/06
File No. G5-3181D

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 02/17/05 10:49 2 pgs
Fees:13.00 Taxes:271.95
20050217-0018117

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Marshall Boyd and Hillary Boyd, husband and wife (NAME)	Countrywide Home Loans, Inc. (NAME)	43-2-A-237 CO
237 Cedarwood Lane (STREET ADDRESS	4500 Park Granada (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Juanita C. Hackett Thompson, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marshall Boyd and Hillary Boyd, husband and wife** 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:

LAND in Davidson County, Tennessee, being Unit No. Z-237, on the plan of the Re-subdivision of a portion of Phase Two, Cedarwood Courtyard Homes, Buildings N-Z, as shown on plat of record in Plat Book 5200, Page 590, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Juanita C. Hackett, unmarried, by Deed of Record dated August 28, 1998, in Book 11096, Page 131, Register's Office for Davidson County, Tennessee. Juanita C. Hackett is now married and is known as Juanita C. Thompson.
THIS IS NOT THE MARITAL RESIDENCE OF JUANITA C. HACKETT THOMPSON, THE GRANTOR HEREIN
Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved (XX) property, known as 237 Cedarwood Lane, Madison, TN 37115.

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. Whenever 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 February, 2005.

X Juanita C. Hackett Thompson
Juanita C. Hackett Thompson

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 Juanita C. Hackett Thompson, married, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of February, 2005.

My Commission Expires: 3/25/06

MICHAEL L. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of February, 2005.

My Commission Expires:_____ _____

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of February, 2005.

My Commission Expires:_____ _____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066