02

WARRANTY DEED G-CD-05-3629	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00 Affiant Subscribed and sworn to before me, this 10th DAY OF March, 2005. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
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
Jennifer E. Boulton	New Owner	
3629 Valley Vista	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		104-13-0-207.00
(CITY) (STATE) (ZIP)	(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 COLLEEN M. JOHNSON NOW KINKAID, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER E. BOULTON AND HUSBAND, DANIEL J. BOULTON, 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:

Lot 12, Block B, on the Map of Bellwood, as shown on plat of record in Plat Book 547, Pages 149 and 150, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Colleen M. Johnson by Special Warranty Deed from CitiFinancial Mortgage Company, Inc. recorded the 20th day of November, 2003 in Instrument No. 20031120-0169161, in the Register's Office of Davidson County, Tennessee. The said Colleen M. Johnson is now married and known as Colleen Johnson Kincaid. n/a joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 547, page 149 and 150; Book 331, page 299; Book 3932, page 276, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3629 Valley Vista, Nashville, Tennessee 37205
(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 10th day of March, 2005.

Colleen M. Johnson ~~now Kinkaid~~ cmj

Davidson County DEEDWARR
Recvd: 03/14/05 13:42 2 pgs
Fees:13.00 Taxes:1461.50

20050314-0027869

STATE OF Tennessee
COUNTY OF Davidson

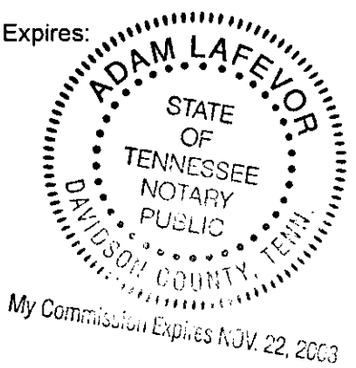
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Colleen Johnson Kinkaid, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within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

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

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903