Please Record and Return To:
Highland Title, LLC
394 West Main, B-14
Hendersonville, TN 37075

RALPH W. MELLO
Attorney at Law
4515 Harding Road., Suite 315
Nashville, TN 37205
Ph. (615) 345-6000 - Fax. 345-6001

Davidson County DEEDWARR
Recvd: 05/09/05 15:02 2 pgs
Fees:13.00 Taxes:869.50
20050509-0052212

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jayme L. Roppel 804 Deer Foot Court Nashville, TN 37221	Jayme L. Roppel 804 Deer Foot Court Nashville, TN 37221

TAX MAP-PARCEL NUMBERS: **Map** 155 -10 - A **Parcel** 104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew H. Boswell, Jr. and wife, Dena Boswell**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jayme L. Roppel ,a married woman**, hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 109, as shown on the map entitled McCrory Tract Estates, of record in Plat Book 6900, pages 720-723, as corrected in Surveyor's Correction of record in Book 7825, page 429, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANDREW H. BOSWELL, JR., a married man, by deed of record as Instrument No. 20030513-0064055, said Register's Office.

This conveyance is made subject to the following:

1. Matters shown on the Plan of record in Book 6900, page 720-723, as corrected in Surveyor"s Correction of record in Book 7825, page 429, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7421, page 597, as amended and restated in Book 7576, page 846, and Book 8135, page 257, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Public Utilities Easement of record as Instrument No. 20021104-0134797, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is unimproved property, known as 804 Deer Foot Court, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantees 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 unless otherwise herein set out.

GRANTORS FURTHER COVENANT and bind Grantors, Grantors' heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of ~~April~~ May, 2005.

Andrew H. Boswell, Jr. by Atty-in-Fact

Andrew H. Boswell, Jr.

Dena Boswell by Atty-in-Fact

Dena Boswell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Ralph W. Mello, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of **Andrew H. Boswell, Jr.** for the purposes therein contained, and who further acknowledged that he is the attorney-in fact for **Andrew H. Boswell, Jr.**, and is authorized by **Andrew H. Boswell, Jr.** to execute this instrument on behalf of **Andrew H. Boswell, Jr.** as his free act and deed.

Witness my hand, at office, this 6 day of May, 2005.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My commission expires: 9/22/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Ralph W. Mello, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of **Dena Boswell** for the purposes therein contained, and who further acknowledged that he is the attorney-in fact for **Dena Boswell**, and is authorized by **Dena Boswell** to execute this instrument on behalf of **Dena Boswell, Jr.** as her free act and deed.

Witness my hand, at office, this 6 day of May, 2005.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My commission expires: 9/22/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $235,000.00.

Affiant

Sworn to and subscribed before me this 6 day of May, 2005.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My commission expires: 9/22/07