WARRANTY DEED

B-MFG-05-416

STATE OF Tennessee
COUNTY OF Davidson A FEE
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

STATE OF TENNESSEE

Affiant

Subscribed and sworn to before me, this 3rd DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 22, 2008

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
Todd Copley	Homecomings Financial Network,	
416 Dennywood Drive	(NAME) 2101 Rexford, Suite 168W	84-11-20
(ADDRESS) Nashville, Tennessee 37214	(ADDRESS) Charlotte, NC 28211	
(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 GRADEN S. BOYD, ~~UNMARRIED~~, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TODD COPLEY, UNMARRIED, 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:

LAND IN THE THIRD (3RD) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 87 ON THE PLAN OF MAPLECREST, WHICH APPEARS OF RECORD IN PLAN BOOK 1835, PAGE 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO GRADEN S. BOYD, UNMARRIED BY INSTALLMENT DEED FROM A. D. HEWLETT AND WIFE, FRANCES H. HEWLETT, RECORDED ON THE 4TH DAY OF APRIL, 1988 IN DEED BOOK 7507, PAGE 704, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

married

unimproved ( )
This is improved (X) property, known as 416 Dennywood Drive, Nashville, Tennessee 37214
(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 3rd day of June, 2005.

Graden S. Boyd

Mary Ellen Boyd

Mary Ellen Boyd

Davidson County DEEDWARR
Recvd: 06/09/05 13:54 2 pgs
Fees:13.00 Taxes:499.50
20050609-0066160

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Graden S. Boyd and Mary Ellen Boyd, 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 purposes therein contained.

Witness my hand and official seal, this the 3rd day of June, 2005.

Notary Public

My Commission Expires:

(SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903