Davidson County DEEDWARR
Recvd: 06/13/05 08:35 2 pg
Fees:13.00 Taxes:445.85

20050613-0066989

THIS INSTRUMENT WAS PREPARED BY: KIRK C. WAITE, ATTORNEY MOORELAND TITLE COMPANY P. O. BOX 2127 BRENTWOOD, TN 37024-2127 051830	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,500.00 Affiant Subscribed and sworn to before me, this 7th DAY OF June, 2005. Notary Public MY COMMISSION EXPIRES: 7-19-08 (AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Warranty Deed

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Demitri V. Carter	First Horizon Home Loans	
720 Knightsbridge Way	(NAME) 5775-E GlenRidge Drive #100	149-2-0-B-53
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Atlanta, GA 30326	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BYRON N. BOYD AND WIFE, NANCY R. BOYD, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DEMITRI V. CARTER, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 142, on the Plan of Phase II, Piccadilly Square, of record in Plat Book 6250, Page 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Byron N. Boyd and wife, Nancy R. Boyd by deed from Danny r. Hunter and wife, Gail Hunter (formerly Gail Jackson) dated October 28, 1994 and filed November 2, 1994 of record in Book 9509, Page 265, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
1. County taxes for the year 2005 and subsequent years.
2. All matters set forth in plan of record in Plat Book 6250, Page 92, 93 and 94, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in 6236, Page 683; Book 6295, Page 506; Book 6295, Page 620; Book 6295, Page 534; Book 6295, Page 548; Book 6295, Page 556; Book 6295, Page 564; Book 6300, page 409, re-recorded in Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190 and Book 6830, Page 739; By-Laws of record in Book 6236, Page 708; Book 6295, Page 572; Book 6300, Page 431; Articles of Incorporation in Book 6236, Page 703; Book 6300, Page 423; Book 6300, Page 439 and book 7288, Page 964, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 720 Knightsbridge Way, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

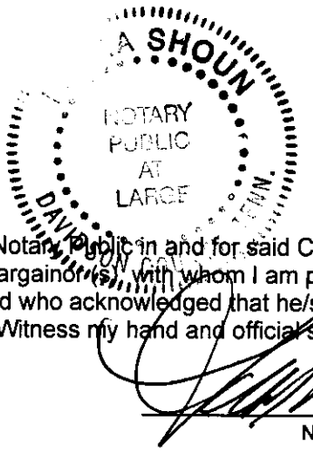
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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/our~~ hand(s) this 7th day of June, 2005.

Byron N. Boyd

Nancy R. Boyd

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 Byron N. Boyd and wife, Nancy R. Boyd, the bargainor(s), 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 at Antioch, Tennessee, this 7th day of June, 2005.

My Commission Expires: 7-19-08

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 7th day of June, 2005.

My Commission Expires _____

_____
Notary Public

RETURN TO: KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127