WARRANTY DEED

P-05-00529

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/15/09
(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Boyet	NEW OWNER	
529 Hill Road	(NAME)	160-12-5
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37220		
(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 TEN TALENTS, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JEFF BOYET, GLENN CONNER AND ROBERTA JUNE BOYET, 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:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Section Two Revised, Hillview Estates, of record in Book 3842, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed Ten Talents, LLC by deed from Terry L. Hudson and wife, Dawn D. Hudson of record in Instrument # 20050602-0062508, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 529 Hill Road, Nashville, Tennessee 37220
(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 31st day of May, 2005.

Ten Talents, LLC
BY: _____
Damian Mingle, President
Operating Manager

Davidson County DEEDWARR
Recvd: 06/13/05 13:25 2 pgs
Fees:13.00 Taxes:913.90
20050613-0067308

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Ten Talents, LLC , 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 Nashville, Tennessee, this 31st day of May, 2005.

My Commission Expires: _____

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, CAROL T. BAKER, a Notary Public within and for said County and State aforesaid, personally appeared DAMIAN MINGLE and _____, with whom I am personally acquainted and who upon HIS oath(s) acknowledged HIMSELF to be the OPERATING MANAGER and _____ respectively of the TEN TALENTS, LLC the within named bargainor, and corporation, and that HE as such OPERATING MANAGER 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 DAMIAN MINGLE as such OPERATING MANAGER.

Witness my hand and official seal at office at BRENTWOOD, TENNESSEE on this the 31st day of May, 2005.

My Commission Expires 2/15/09

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800