20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/05 15:58 2 pgs
Fees:13.00 Taxes:845.45

20050620-0070705

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 228,500.00

Mary V. Boswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF June 2005

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES 9/22/07
AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 1, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary V. Boswell (NAME)	SAME (NAME)	MAP 042-07
808 Nesbitt Lane (ADDRESS)	(ADDRESS)	PARCEL 003.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Inglewood Consultants, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary V. Boswell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 14 on the Plan of Section Two, Bonnie Brae, of record in Book 2330, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Inglewood Consultants, LLC by Warranty Deed from Vijay Kodiatar and wife, Neeta Kodiatar, of record by Instrument No. 20040730-0091331 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 808 Nesbitt Lane, Madison, TN 37115
(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 hand this 17th day of June, 2005

Inglewood Consultants, LLC
By:
Carson W. Beck, Managing Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Carson W. Beck and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Managing Partner and _____ respectively of the Inglewood Consultants, LLC the within named bargainor, and corporation, and that he as such Managing Partner 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 Carson W. Beck as such Managing Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 17th day of June 2005.

My commission expires 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public