PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 07/11/05 11:25 2 pg
Fees:13.00 Taxes:392.20
20050711-0079823

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of June, 2005.

Notary Public

My Commission Expires: 11-25-06

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Boyd L Comer and Donna M. Comer
805 Oak Street
Nashville, TN 37216

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
061-14-0-105

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Earl Booker** hereinafter referred to as Grantors, hereby transfers and conveys to **Boyd L Comer and wife, Donna M. Comer** hereinafter referred to as 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. 17 on the Plan of Baxter Heights, as of record in Book 2083, page 94, Register's Office for said County, said lot fronts 135 feet on the northerly side of Oak Street and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Michael Earl Booker and Yolanda Booker, husband and wife, by warranty deed from United Companies Lending Corp., a state of Louisiana corporation of record in Book 10344, page 620, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 2083, Page 94, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 805 Oak Street, Nashville, TN 37216.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 29th day of June, 2005.

x Michael Earl Booker
Michael Earl Booker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Earl Booker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 11/02/05