Davidson County DEEDWARR
Recvd: 08/10/05 14:09 2 pgs
Fees:13.00 Taxes:262.70

20050810-0094905

Prepared By:
David W. McMackin
5200 Maryland Way, Suite 110
Brentwood, TN 37027

Name & Address of New Owner	Send Tax Bills To	Map & Parcel No.
Vivian Boyles 212 Brooke Castle Hermitage, TN 37076	Same	075.08-0A-109.00-CO

STATE OF ~~TENNESSE~~E
COUNTY OF

The actual consideration or value, whichever is greater for this transfer, is $71,000.00

Eileen Smith
Affiant

Subscribed and sworn to before me this 8th day of August 8th, 2005.

Julie Wilbanks
Notary Public
My Commission Expires 2/20/08

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Erin E. Edwards, unmarried (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Vivian Boyles, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee described to wit:

Being all of unit No. 212, in a Horizontal property Regimes of Brooke Castle Condominiums, of record in Plat Book 6250, page 627, and as amended by instrument of record in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Erin E. Edwards, unmarried by Warranty Deed dated 12/21/2000 from E.W. Wilkerson and Harry D. Bass of record in Instrument No. 20010103-0000813, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located on 212 Brooke Castle Hermitage, TN. 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself and her heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 8th day of August, 2005.

Erin E. Edwards

STATE OF FLORIDA
COUNTY OF LEON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erin E. Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8TH day of AUGUST, 2005.

NOTARY PUBLIC James Kelley

My Commission Expires DEC. 2, 2008

JAMES KELLEY
Notary Public, State of Florida
My comm. expires Dec. 2, 2008
No. DD 376623