REALTY TITLE 15
BOX 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 09/15/05 12:51 2 pgs
Fees:13.00 Taxes:539.28
20050915-0111111

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $145,750.00

Pamela Hunt
Affiant

Subscribed and sworn to before me, this 14 day of September, 2005.

Kevin Steinke
Notary Public
My commission expires: 9/16/07

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

15-0508-150422

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Yancy Riley 2311 Deerwood Dr. Nashville TN 37214	Aames Home Loan PO. Box 57093 Irvine, CA 92619-7093	095-07-0 056.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tracy Boyd and wife, Gina Murphy Boyd**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Yancy Riley and wife, Misty A. Riley**, hereinafter called the Grantees, their successors 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. 196, on the Plan of Merry Oaks, of record in Book 1835, Pages 67 & 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tracy Boyd and wife, Gina Murphy Boyd by deed from Claire McKinney, unmarried, dated August 22, 1997, of record in Book 10583, Page 326, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2311 Deerwood Dr., Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 13 day of September, 2005.

Tracy Boyd

Gina Murphy Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tracy Boyd and Gina Murphy Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 13 day of September, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9-16-07

