WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-CD-05-00701

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Matthew Amaral	New Owner	
701 Maplewood Lane (ADDRESS)	(NAME) (ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	61-6-29.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KIMBERLY A. BOSWORTH AND HUSBAND, CHRISTOPHER M. BOSWORTH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUSTIN MATTHEW AMARAL AND WIFE, LAURA AMARAL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot 2, Kelley Subdivision, Part of Lot 2 on the map of William Bradford Land, as shown on plat of record in Instrument Number 20040913-0110152, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING THE SAME PROPERTY CONVEYED TO KIMBERLY A. BOSWORTH AND HUSBAND, CHRISTOPHER M. BOSWORTH BY WARRANTY DEED FROM BARBARA WEBB, CLERK AND MASTER, APPOINTED AS CLERK AND SPECIAL COMMISSIONER, RECORDED ON THE 10TH DAY OF FEBRUARY, 2005 IN INSTRUMENT NO. 20050210-0015525, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Instrument Number 20040913-0110152, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 701 Maplewood Lane, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14th day of September, 2005.

by Chris Bosworth, Attorney in Fact
Kimberly A. Bosworth

Christopher M. Bosworth

Davidson County DEEDWARR
Recvd: 09/20/05 09:47 2 pgs
Fees:13.00 Taxes:795.50
20050920-0112759

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Christopher M. Bosworth, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Kimberly A. Bosworth and acknowledged that he/she executed the same as the free act and deed of the said Kimberly A. Bosworth.

Witness my hand and official seal at
Nashville, TN
on this the 14th day of September, 2005.

NOTARY PUBLIC

My Commission Expires: _____

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher M. Bosworth, the within named bargainor, 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, this the 14th day of September, 2005.

Notary Public

My Commission Expires:

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903