THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Monique L. Cameron Boyd 516 Radnor Street Nashville, TN 37211	NEW OWNER	119-13-0-204.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $86,022.00.

Monique L Cameron Boyd
Affiant

Subscribed and sworn to before me this 26th day of September, 2005

Karen Russell
Notary Public
My Commission Expires: 5/26/09

KAREN RUSSELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 09/30/05 14:01 2 pgs
Fees:13.00 Taxes:318.28
20050930-0117885

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Brenda J. Boyd** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Monique L. Cameron Boyd and husband, Troy D. Boyd**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 84 and the westerly 30 feet of Lot 85 on the Plan of College Heights of record in Book 332, page 19, Register's Office for said County.

Being the same property conveyed to Brenda J. Boyd by Quitclaim Deed from Jessie J. Boyd dated 02/03/99 and filed for record in Book 11325, page 354, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 332, page 19 Register's Office for Davidson County.

THIS IS **improved** PROPERTY KNOWN AS 516 Radnor Street, Nashville, TN 37211

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 26th day of September, 2005

Brenda J. Boyd
Brenda J. Boyd

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Brenda J. Boyd and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 26th day of September, 2005.

Notary Public

My Commission Expires: 5/26/09

(SEAL)

