THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 22408S

MAP/GROUP/PARCEL: 083-06-0-088.00

Davidson County DEEDWARR
Recvd: 11/23/05 15:37 2 pg
Fees:13.00 Taxes:495.80
20051123-0142195

NEW OWNER'S NAME AND ADDRESS:
LEAH C. MCCREARY
207 CHAPEL AVENUE
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, NANCY SUSANNE BOYER, FORMERLY KNOWN AS N. SUSANNE HODGES and RICHARD H. BOYER III, WIFE AND HUSBAND, hereinafter called Grantors, does hereby transfer and convey unto, LEAH C. MCCREARY, AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 15, on the Map of Roy F. Williams Subdivision of the Hunter Tract, as shown on plat of record in Plat Book 547, page 13, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> Said Lot No. 15 fronts 50 feet on the westerly side of Chapel Avenue and back between parallel line 165 feet to an alley.
>
> The subject property is improved property known as 207 CHAPEL AVENUE, Nashville, TN 37206.
>
> BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20020606-0068839, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

NANCY SUSANNE BOYER, FORMERLY KNOWN AS N. SUSANNE HODGES

RICHARD H. BOYER III

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, NANCY SUSANNE BOYER and RICHARD H. BOYER III, WIFE AND HUSBAND, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 10th day of November, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $134,000.00.

AFFIANT

Sworn to and subscribed before me, this the 10th day of November, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25, 2009