Box 19-A

Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
204 Rivergate Parkway
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 12/12/05 11:47 2 pgs
Fees:13.00 Taxes:405.52
20051212-0148870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $109,600.00.

Affiant

Subscribed and sworn before me this the 7th day of December, 2005.

Notary Public
My commission expires:

BRENDA S. LANE
STATE OF TENNESSEE
Exp. 5/23/06
NOTARY PUBLIC
DICKSON COUNTY, TENN.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shirley A. Boyd 350 Leo Lane Nashville, TN 37211	SAME	148-05-174.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James W. Arnold married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shirley Boyd, unmarried* , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows: (*woman)

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section I, Haywood Acres, of record in Book 2900, page 17, Register's Office for Davidson County Tennessee.

Said lot fronts 78.5 feet on the northside of Leo Lane and runs back 252 feet on the east line and 225.05 feet on the west line to a dead line on which it measures 127.9 feet.

Being the same property conveyed to G. V. Arnold and wife Mildred B. Arnold by Warranty Deed from Lyle C. Hatch and wife Louise J. Hatch, dated May 13, 1969, of record in Book 4332, page 848, Register's Office for Davidson , Tennessee. The said G.V. Arnold having since died on July 26, 1972 property vest soley in Mildred B. Arnold . The said Milldred B. Arnold having since died intestate on January 18, 1995 property now vest Heirs at Law namely Jones B. Arnold and Joe G. Arnold and Jim W. Arnold aka James W. Arnold and Mildred J. Arnold Murrey Also being the same property conveyed to Jim W. Arnold aka James W. Arnold by Quit Claim Deed from Jones B. Arnold and Joe G. Arnold , of record Instrument # * , said Register's Office. Also being the same property conveyed to Jim W. Arnold aka James W. Arnold by Quit Claim Deed from Mildred J. Arnold Murrey of record Instrument # ** , Register's Office for Davidson County, Tennessee.

* 20051212-0148868
** 20051212-0148869

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 350 Leo Lane, Nashville, TN 37211.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 7th day of December, 2005.

James W. Arnold

Joy P. Arnold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James W. Arnold, and wife Joy P. Arnold 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 and official seal this 7th day of December, 2005.

My commission expires: 11-25-07

Darlene Short

