WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$48,000.00**

Stephanie Spect
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **13TH DAY OF JANUARY, 2006.**

Rebecca J. Ballard
Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008.~~ 5/23/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOYCE E. BURLINGHAM	BANCORP SOUTH BANK	**72-15-261**
(NAME)	(NAME)	
104 MCKENNELL DRIVE	5217 MARYLAND WAY	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JENNIFER A. BOYD AND HUSBAND, KENNETH W. BOYD,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOYCE E. BURLINGHAM, UNMARRIED** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 16 ON THE M.P.ESTES SUBDIVISON OF RECORD IN BOOK 843, PAGE 39 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER A. BOYD AND HUSBNAD, KENNETH W. BOYD BY DEED FROM JEROME MANNING, UNMARRIED OF RECORD IN INSTRUMENT NO. 20040305-0025672 AND RE-RECORDED IN INSTRUMENT NO. 20040310-0027499, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **104 MCKENNELL DRIVE, NASHVILLE, TN 37206**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 **13th day of January, 2006.**

Jennifer A Boyd
JENNIFER A. BOYD

Kenneth W Boyd
KENNETH W. BOYD

Davidson County DEEDWARR
Recvd: 01/23/06 09:12 2 pgs
Fees:13.00 Taxes:177.60

20060123-0008127

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **JENNIFER A. BOYD AND HUSBAND, KENNETH W. BOYD** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **13th day of January, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM **Notary Public**

