RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 02/21/06 13:59 2 pgs
Fees:13.00 Taxes:273.25
20060221-0020170

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,850.00

DAVID HEATHERLY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF FEBRUARY, 2006.

NOTARY PUBLIC

My commission expires: 11.14.09

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane, Suite 5, Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KYANNA L. POOLE et al 204 Cherry Street Madison, TN 37115	Same as new owner	MAP 43-13 PARCEL 263

FOR AND IN CONSIDERATION of the sum of SEVENTY THREE THOUSAND EIGHT HUNDRFED FIFTY AND NO/100 ($73,850.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **RUBY J. BOYD, A Married Woman,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **KYANNA L. POOLE and GREGORY JACKSON, as tenants in common with the rights of survivorship,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Being Lot Number 37 on the Plan of Block "C" on the Map of Cri Hendon of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ruby J. Boyd, a married woman, by Warranty Deed from Christopher W. Cornish, an unmarried man, of record in Instrument No. 20041201-0143210, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plat of record in Plat Book 974, page 69; to any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 204 Cherry Street, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this the 3rd day of February, 2006.

Ruby J. Boyd
RUBY J. BOYD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ruby J. Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of February, 2006.

Notary Public

My commission expires: 1/14/09

DAVID HEYBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY