Davidson County DEEDWARR
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Fees:13.00 Taxes:555.00
20060504-0051769

WARRANTY DEED

This instrument was prepared by:
Ashley N. Arnold
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Thomas C. Craven	SAME	062-11-0-17.00
Stephanie K. Craven		
2816 Western Hills Drive		
Nashville, TN 37214		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Sworn to and subscribed before me this the 3rd day of May, 2006.

Notary Public

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

My Commission Expires: 1-27-07

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, W. Wayne LeRoy, Executor of the Estate of Alice Boyd, hereinafter called the Grantor, have bargained and sold and by these presents do hereby transfer and convey unto, hereinafter referred to as Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

m.o. Thomas C. Craven + Stephanie K. Craven

Being Lot No. 131 on the Plan of Section III, Sutherland Heights, as of record in Book 2663, page 117 Register's Office for Davidson County, Tennessee. Said lot No. 131 fronts 140 feet on the westerly side of Western Hills Drive and runs back 242.4 feet on the northerly line and 278 feet on the southerly line to a dead line on which it measures 191 feet.

Being the same property conveyed to Leonard Boyd and wife, Alice Boyd by deed from Roger R. James and wife, Juanita M. Jones in Book 3406, page 115 RODC, the said Leonard Boyd having died and his share of the property passed to his wife, Alice Boyd by succession. The said Alice Boyd, having since died, leaving a Last Will and Testament of record in imaging number 6061/2083917, and admitted to probate in the Probate Court for Davidson County, Tennessee under Docket No. 05P1572, which conveyed the property to W. Wayne LeRoy as Executor.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is property is known as 2816 Western Hills Drive Nashville, Tennessee, 37214.

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 successors and assigns forever, and the said Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 3rd day of May, 2006.

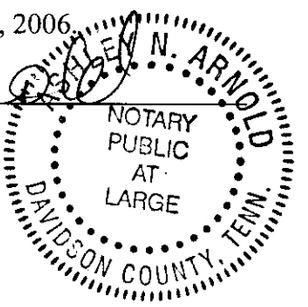
W. Wayne LeRoy, Executor of the Estate of Alice Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, W. Wayne LeRoy, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal, on this the 3rd day of May, 2006.

Notary Public



My Commission Expires: 1-27-07