Return to: First Title and Escrow Company, Inc.
2000 Richard Jones Road Suite 110
Nashville, Tennessee 37215
File Number 25324

Davidson County DEEDWARR
Recvd: 05/11/06 14:01 2 pgs
Fees:13.00 Taxes:1191.40
20060511-0055513

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $822,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/23/10 (AFFIX SEAL)

ANNIE COZART NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMMISSION EXPIRES: 02/23/2010

P-CBAA-06-0095

**THIS INSTRUMENT WAS PREPARED BY**
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph B. Hart | Suntrust Mortgage, Inc. | |
| 529 Hill Road | (NAME) 201 Fourth Ave N 7th Floor | 160-12-5 |
| (ADDRESS) Nashville, Tennessee 37220 | (ADDRESS) Nashville, TN 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFF BOYET, MARRIED, GLENN CONNER, MARRIED AND ROBERTA JUNE BOYETT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH B. HART, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 95 on the Plan of Section Two Revised, Hillview Estates, of record in Book 3842, Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Jeff Boyet, Glenn Conner and Roberta June Boyet, by Warranty Deed from Ten Talents, LLC, dated May 31, 2005 as of record in Instrument Number 20050613-0067308, Register's office for Davidson County, Tennessee.

Grantor(s) states this is investment property and they have never resided as principal residence.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved ( X ) property, known as 529 Hill Road, Nashville, Tennessee 37220
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 5th day of May, 2006.

Jeff Boyet

Glenn Conner

Roberta June Boyet

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of May, 2006, before me personally appeared Jeff Boyet and Glenn Conner and Roberta June Boyet to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of May, 2006.

Notary Public

My Commission Expires:
2/23/10
(SEAL)




**RETURN TO:**

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959