THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/17/06 11:27 2 pgs
Fees:13.00 Taxes:492.10
20060517-0057755

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Christopher Boeskool	NEW OWNER	172-08-0A-102.00
1445 Hunters Branch Road		
Nashville, TN ~~37211~~ 37013		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $133,000.00.

Affiant

Subscribed and sworn to before me this

Notary Public
My Commission Expires: 5/21/2008

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Kimberly K. Guy, unmarried** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Christopher Boeskool and Lillian Boeskool, husband and wife** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Hunters Branch, Section 2-A, of record in Book 6250, page 819, and amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee, to which Plan reference is herein made for a more particular description.

Being the same property conveyed to Kimberly K. Guy, unmarried by Warranty Deed from Christopher C. Pate and wife, Alison A. Pate dated November 22, 2002 and filed for record in Instrument No. 20021125-0146244 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes for the year 2006 and following, a lien not yet due and payable. All matters as set forth per Plat of record in Book 6250, Page 819, and amended in Book 6815, page 77Register's Office for Davidson County, Tennessee. Declaration of Covenants, Restrictions and Conditions recorded in Book 6601, Page 7, Register's Office for said county. Charter of HOA of record in Book 6632, page 424 and amended in Book 8923, page 318 said Register's Office. Quitclaim Deed to HOA for Common Area in Book 6612, page 885 said Register's Office. By-Laws of record in Book 6632, page 429, Register's Office for said county.

THIS IS **Improved** PROPERTY KNOWN AS 1445 Hunters Branch Road, Nashville, TN 37211

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this

Kimberly K. Guy

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Kimberly K. Guy, unmarried and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 12th day of May, 2006

Notary Public

My Commission Expires: 11/22/08

(SEAL)

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.