Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

Box 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/06 14:14 3 pgs
Fees:18.00 Taxes:185.00
20060605-0066259

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 2006

NOTARY PUBLIC SEAL: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 1/24/09

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Boulton	same	MAP 105-7
(NAME)	(NAME)	
415 Humphreys St.		PARCELS 33 & 55
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, Rayburn McGowan, Jr., unmarried, his undivided 1/2 interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James K. Boulton

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:

415 Humphreys Street - Map 105-7 Parcel 33:
Land in Davidson County, Tennessee, being Lot 56 on the Plan of Humphrey Houston and Martins Addition, as of record in Book 36, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 50 feet on the southerly side of Humphreys Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James Boulton and Rayburn McGowan, Jr. by deed from Billy Wayne Rickles, II of record in Instrument No. 20051014-0124116, Register's Office for Davidson County, Tennessee.

467 Humphreys Street - Map 105-7 Parrcel 55:
Being Lot 34 on the Map of Humphrey Houston and Martin's Addition as of record in Plan Book 1, page 35, Chancery Court at Nashville.

Said Lot No. 34 fronts 50 feet on the south side of Humphreys Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James Boulton and Rayburn McGowan, Jr. by

CONTINUED

unimproved ( )
This is improved (X) property, known as 415 & 467 Humphreys Street, Nashville, TN 37203
(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 30th day of May, 2006

Rayburn McGowan, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rayburn McGowan, Jr.

the bargainor _____, 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 official seal at Nashville, Tennessee, this 30th day of May 2006.

Commission expires 1/24/09

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

deed from Arden Dennis Bowman, Sr. and Arden Dennis Bowman, Jr. and Mark Collier Bowman, Sr. of record in Instrument No. 20051129-0143306, Register's Office for Davidson County, Tennessee

This conveyance is subject to taxes for the 2006; all restrictions and easements of record and all matters appearing on the plan(s) of record.

The legal description is the same as the previous deed of record.