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SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $225,850.00

AFFIANT

Subscribed and sworn to before me, this 22 day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 10/10/09

Address New Owners as Follows:

Jennifer L. Boyer
1220 Kenmore Place
Nashville, TN 37216

Send Tax Bills To:

Owner

Map-Parcel Number:

72-6-338.00

Davidson County DEEDWARR
Recvd: 06/26/06 11:05 2 pgs
Fees:13.00 Taxes:835.65

20060626-0075872

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Kathleen Eamon and Lynarra Featherly, both unmarried ("Grantors") do hereby bargain, sell, transfer and convey unto **Jennifer L. Boyer, an unmarried person** ("Grantee") her heirs and assigns, all of his right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 79, Kenmore Place, as shown by plat of record in Book 332, Page 32 & 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 79 fronts 100 feet on the southerly side of Warner Avenue and runs back between parallel lines 250.00 feet to a dead line

Being the same property conveyed to Kathleen Eamon, unmarried and Lynarra Featherly, unmarried, of record in Instrument No. 20050524-0058642, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Grantee**, her heirs and assigns, forever.

AND **Grantors** do hereby covenant with **Grantee**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Grantors** do further covenant and bind themselves, there heirs and assigns to warrant and forever defend the title to said land to **Grantee,** her heirs and assigns against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 1220 Kenmore Place, Nashville, TN 37216

IN WITNESS WHEREOF, this Warranty Deed has been executed this 22nd day of June, 2006.

Kathleen Eamon by
Attorney in Fact
Kathleen Eamon
by Lynarra Featherly, Attorney-in-Fact

Lynarra Featherly

STATE OF TENNESSEE
COUNTY OF Williamson

On this 22nd day of June, 2006, before me personally appeared Lynarra Featherly, to me known to be the person described in and who executed the foregoing instrument on behalf of Kathleen Eamon, as per the Power of Attorney signed by Kathleen Eamon of record in Instrument No. 20060626-0075871, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same by her free act and deed on behalf of said Kathleen Eamon.

Witness my hand and official seal.

Notary Public

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Lynarra Featherly, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Nashville, Tennessee, this 22nd day of June, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

This conveyance is subject to:

1. Plan of record in Book 332, page 32 & 33, Register's Office for Davidson County, Tennessee.

2. County Taxes for 2006 and all subsequent years, a lien not yet due and payble.