BOX #14A

WARRANTY DEED	State of Tennessee G#19854-3 County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$403,000.00**. Affiant Elizabeth C. Frank Joseph Frank Jr. att-in-fact Subscribed and sworn to before me, this the 13th day of July, 2006. Notary Public My commission expires: 11-19-08 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/17/06 08:35 2 pgs
Fees:13.00 Taxes:1491.10
20060717-0085342

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Elizabeth C. Frank**	Send Tax Bills To: New Owner	Map-Parcel Numbers **Map 103-05, Parcel 031**
198 Forestwood Drive		
Nashville, TN 37209		

FOR AND IN 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,

Robert B. Boydston and Billie C. Boydston, husband and wife

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

Elizabeth C. Frank, unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 78 on the Plan of Hillwood Park of record in Book 3300, Page 27 and 28, Register's Office for Davidson County, Tennesee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert B. Boydston, by Deed from Sarah S. Wilkins, unmarried, of record in Book 11724, Page 691, Register's Office for Davidson County, Tennessee. Robert B. Boydston having since married to Camille Boydston also known as Billie C. Boydston.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X___) Unimproved (____) property, known as: **198 Forestwood Drive, Nashville, TN 37209**

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/our hand(s) this **13th** day of **July, 2006.**

Robert B. Boydston

Billie C Boydston
Billie C. Boydston

STATE OF TENNESSEE)
COUNTY OF Davidson)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert B. Boydston and Billie C. Boydston, husband and wife ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **July, 2006.**

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-19-08