WARRANTY DEED

P-ST-06-5232

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-22-08
(AFFIX SEAL)

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Boyd III	Suntrust Mortgage, Inc.	
601 Meadow Glen Ct.	(NAME) 201 Fourth Ave North, 7th Floor	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37219	155-16A-38.00 CO
(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 KENNETH R. PORCO AND WIFE, ELEANOR S. PORCO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT J. BOYD III AND WIFE, SHANNON D. BOYD, 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. 30 Traceside Subdivision, Section Two, according to the plan of record in Book 7900, page 980-981, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kenneth R. Porco and wife, Eleanor S. Porco by deed (DB) from Centex Real Estate Corporation of record in Deed Book 10079 and Page 575 on 05/31/1996 and filed for record on 06/07/1996 , Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 601 Meadow Glen Court, Nashville, Tennessee 37221
(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 28th day of July, 2006.

Kenneth R. Porco

Eleanor S. Porco

Davidson County DEEDWARR
Recvd: 08/02/06 12:44 2 pgs
Fees:13.00 Taxes:1043.40
20060802-0094007

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 28th day of July, 2006, before me personally appeared Kenneth R. Porco and wife, Eleanor S. Porco 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 28th day of July, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959