CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
6060513

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060513

Davidson County DEEDWARR
Recvd: 08/04/06 11:14 2 pgs
Fees:13.00 Taxes:551.30
20060804-0095657

Send Tax Bills To:
Same as new owner

New Owner is:
Lewis & Lena Tolbert
1517 Mount Mitchell Court
Antioch, TN 37013

MAP: 135-14-0A
PARCEL: 241.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Lorraine Jean Boyd, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Lewis Tolbert and wife, Lena Tolbert**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, State Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot # 241, on the Plan of Final Plat of Pinnacle Point Subdivision, Phase Five, as shown on plat of record in Plat Book 8250, Page 842, amended in Book 11114, Page 958, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lorraine Jean Boyd, unmarried by Warranty Deed from FoxRidge Homes, Inc., of record , in Book 11486 , Page 200, Register's Office for Davidson County, Tennessee, date May 14, 1999 and recorded May 20, 1999.

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

LB
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21st day of July, 2006.

GRANTOR:

Lorraine Jean Boyd

Lorraine Jean Boyd

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lorraine Jean Boyd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21st day of July, 2006.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $149,000.00.

Affiant

SWORN TO and subscribed before me this 21st day of July, 2006

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES JULY 19, 2008