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THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

Our File Number: 24999S

Davidson County DEEDWARR
Recvd: 08/17/06 13:59 2 pgs
Fees:13.00 Taxes:444.00
20060817-0101717

MAP/GROUP/PARCEL: 073-05-0-038.00

NEW OWNER'S NAME AND ADDRESS:
LINDA M. BOYTE
1921 MORAN AVENUE
Nashville, TN 37216

SEND TAX BILLS TO:
SAME AS NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, ELIZABETH B. RICHARDS, AN UNMARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto, LINDA M. BOYTE, AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 31, on the Plan of Virginia Manor, as shown on plat of record in Plat Book 1835, page 22, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 31 fronts 70 feet on the northerly side of Moran Drive and runs back between lines 148.7 feet on the easterly line and 151.5 feet on the westerly line, to a dead line in the rear, on which it measures 85 feet.

Being the same property conveyed to Lawrence D. Richards and wife, Elizabeth B. Richards by Deed of record in Book 2023, Page 613 recorded 10/5/1951, Register's Office for Davidson County, Tennessee.

The said Lawrence D. Richards having since died.

The subject property is improved property known as 1921 Moran Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of

record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

The signature of Elizabeth B. Richards is hereby effected by the signature of her attorney-in-fact, pursuant to the Durable General Power of Attorney, being recorded in Instrument No. 20060816-0100983, Register's Office for Davidson County, Tennessee.

Elizabeth B. Richards by Elizabeth Ann Richards, Attorney-in-fact

ELIZABETH B. RICHARDS by Elizabeth Ann Richards, as her attorney in fact.

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, Elizabeht Ann Richards as power of attorney for ELIZABETH B. RICHARDS, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 16th day of August, 2006.

Kate Rosenthal

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $120,000.00.

Stephanie A. Spain

AFFIANT

Sworn to and subscribed before me, this the 16th day of August, 2006.

June E. Rowell

NOTARY PUBLIC
MY COMMISSION EXPIRES:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE