RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 08/21/06 11:58 2 pgs
Fees:13.00 Taxes:444.00
20060821-0102895

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me, this 15th day of August 2006.

Notary Public
My commission expires: MY COMMISSION EXPIRES 1/23/2010

MYRA CHAMBLISS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Sean Boyd ~~1323 Ardee~~ PO Box 11503 ~~Nashville, TN 37216~~ Zephyr Cove, NV 89449	National City Mtg. Co. P. O. Box 17677 Baltimore, MD 21297-1677	61-16/229

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Donald T. Sloan and Kimberly T. Sloan hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Sean T. Boyd and wife, Andrea Boyd, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 64, Block "C" on the Plan of Resubdivision of Sunnymeade Unit #1, Subdivision of Sunnymeade, Unit #2, as shown on plat of record in Plat Book 974, page 56 and 57, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Donald T. Sloan and wife, Kimberly T. Sloan in Instrument 20020530-0065690 recorded 5/30/2002, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) the dower, curtsey, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured. 2) Rights or claims of parties in possession not shown by the public records. 3) Easements or claims of easements, not shown by the public records. 4) Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show. 5) Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. 6) Real Estate taxes for the year 2006 and subsequent years. 7) All matters shown on Plat recorded in Book 974, page 56 and 57; all matters of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1323 Ardee, Nashville, TN 37216

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of August 2006.

Donald T. Sloan

Kimberly T. Sloan
By: Donald T. Sloan, Attorney in Fact

By Donald T. Sloan attorney-in-fact.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald T. Sloan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of August 2006.

Notary Public

My Commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On August 15, 2006, before me personally appeared, Donald T. Sloan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kimberly T. Sloan, and who acknowledged that he executed the same as the free act and deed of Kimberly T. Sloan.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of August 2006.

Notary Public

My commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: TN2006070216