This space for Register's Office:

Davidson County DEEDWARR
Recvd: 08/23/06 08:11 2 pgs
Fees:13.00 Taxes:366.30
20060823-0103562

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
Carol J. Nelson
Myron V. Davis
2418 Alameda Street
Nashville, TN 37208

SEND TAX BILLS TO:

New Owner

Map # 092-020-385.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Gregory S. Boyer and Kimberly Boyer, husband and wife, hereinafter called the **Grantors**, do hereby convey unto Carol J. Nelson and Myron V. Davis, married to each other hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No 77 of Block One in the Subdivision of the Heffernan Place, of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gregory S. Boyer and Kimberly Boyer husband and wife on April 28, 2006 by Special Warranty Deed of record in Instrument 20060517-0057628 said Register's Office.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This is improved property known as 2418 Alameda Street, Nashville, TN 37208

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is 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.

GRANTORS FURTHER CONVENANT and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 11th day of August, 2006.

Gregory S. Boyer

Kimberly Boyer

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Gregory S. Boyer and Kimberly Boyer known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 11th day of August, 2006.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6/22/08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $99,000.00.

Affiant

Sworn and subscribed before me on 8/11/2006.

Notary Public

My Commission Expires: 6/22/2008.

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN