Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 10/10/06 08:46 1 pgs
Fees:13.00 Taxes:995.30

20061010-0125547

WARRANTY DEED

Preparer's File #-0610477

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2006.

(Affix Seal) Notary Public

My Commission Expires: 06/29/2010

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ryan Boyd	United Capital Mortgage	83-13-421
1512 Fatherland Street	2035 Lakeside Centre Way, Suite 140	
Nashville, Tennessee 37206	Knoxville, Tennessee 37922	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, VODA PROPERTY DEVELOPMENT, LLC, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto RYAN BOYD AND WIFE, ANNE M. 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:

Being Lot 121, Block N, on the Plan of Lindsley Homeplace of record in Chancery Court Book 2, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Benjamin Newsom Jr. single by Quitclaim Deed from Cheryl A. Newsom of record in Book 11518, page 654, dated 4/27/1999, Register's Office for Davidson County, Tennessee further Being the same property conveyed to Voda Property Development, LLC by Warranty Deed from Benjamin Newsom Jr., single of record in Instrument No. 200510240127993, dated 10/14/2005, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1512 Fatherland Street, Nashville, Tennessee 37206**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **29th** day of **September, 2006**:

VODA PROPERTY DEVELOPMENT, LLC

By: DAVID WHEELER

Title: SECRETARY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the state and county mentioned, personally appeared David Wheeler (Name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Secretary (Title) of **VODA PROPERTY DEVELOPMENT, LLC**, the within named bargainor, a corporation, and that such president or officer as such Secretary (Title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as David Wheeler (Name), Secretary (Title).

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of September, 2006.

Notary Public

My Commission Expires: 06/29/2010

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.