WARRANTY DEED

AT-20060266

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of October, 2006.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Herbert Boyd	Accredited Home Lenders	071-04-0 070.00
4037 Buena Vista Pike	5500 Interstate North Parkway	
Nashville, TN 37218	Atlanta, GA 30328	

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, Thomas A. Boyd, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Herbert Boyd, unmarried, 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:

Exhibit "A"

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

Being Lot No. 329 on the Map of Joywood Heights, Section 2, the plan of which is recorded in Book 1130, page 92, Register's Office for Davidson County, Tennessee and further described as follows;

Beginning at a point on the westerly margin of Jones Avenue at the common corners of Lots Nos. 328 and 329; thence westerly with the line between Lots Nos. 328 and 329, a distance f 190.2 feet to a point which is the common corner of lots Nos. 328 and 329, 293 and 292; thence northwardly 60 feet along the line between Lots Nos. 329 and 292, to an iron pin placed in the south margin of Lot No 290 and at the common corner of Lots Nos. 290, 329 and 289 a distance of 174.1 feet to the west margin of Jones Avenue; thence along the west margin of Jones Avenue around a curve in a southwardly direction 62.2 feet to the beginning.

Being the same property conveyed to Thomas A. Boyd, unmarried from James M. Hardison and Brenda Blackmore by Warranty Deed dated April 27, 1990 and recorded May 14, 1990 in Book 8108, page 688, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2616 Jones Avenue, Nashville, TN 37207.

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 31st day of October, 2006

Thomas A. Boyd

Thomas A. Boyd

Davidson County DEEDWARR
Recvd: 11/02/06 13:32 1 pgs
Fees:13.00 Taxes:381.10

20061102-0136309

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Thomas A. Boyd , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 31st day of October, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY