WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$ 112,000.00**

MB Marcus Boyd
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 21st DAY OF DECEMBER, **2006.**

NOTARY PUBLIC

MY COMMISION EXPIRES_____
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Davidson County DEEDWARR
Recvd: 01/05/07 09:13 2 pgs
Fees:13.00 Taxes:414.40
20070105-0002063

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Marcus D. Boyd	Bank of America	**063-02-121.00**
1441 Ocoee Trail	P.O. Box 9000	
Madison, TN 37115	Getzville, NY 14068-9000	

FOR AND IN CONSIDERATION OF THE SUM OF **$112,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Judd Caldwell Jolly, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Marcus D. Boyd, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being more specifically described by a separate survey dated August 27, 1987, by Rocky L. Montoya, Registered Land Survey, No. 097, as follows:

Beginning at a point in the easterly margin of Ocoee Trail, said point being 1008.82 feet southeast of the intersection of the southerly right-of-way of Nawakwa Trail and the easterly right-of-way of Ocoee Trail; thence North 67 degrees 01 minutes 36 seconds East 149.66 feet to a point; thence south 22 degrees 58 minutes 24 seconds west 50 feet to a point; thence south 67 degrees 01 minutes 36 seconds west 149.66 feet to a point; thence with the easterly margin of Ocoee Trail north 22 degrees 58 minutes 24 seconds east 50 feet to the point of beginning.

Being the same property conveyed to Judd Caldwell Jolly, unmarried, by Warranty Deed from Robert L. Bryson, unmarried dated 08/06/01 and filed for record on 08/07/01 in Instrument # 20010807-0084506, and re-recorded to correct legal description of record on 08/07/01 in Instrument # 20010807-0084506, Register's Office for Davidson County, Tennessee.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **1441 Ocoee Trail**
Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do not covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, 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 21st day of **DECEMBER, 2006**

Judd Caldwell Jolly

Judd Caldwell Jolly

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Judd Caldwell Jolly, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2006.

Darlene Edwards
NOTARY PUBLIC

My Commission expires: 11-25-07

(SEAL)
DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY