This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060924

Davidson County DEEDWARR
Recvd: 01/16/07 09:12 2 pgs
Fees:13.00 Taxes:667.85

20070116-0005697

Send Tax Bills To:
John McVoy
P.O. Box 293278
Nashville, TN 37229

New Owner is:
John W. McVoy
904 Waynewood Lane
Hermitage, TN 37076

MAP: 075-12-0B
PARCEL: 009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Trista U. Boseman and husband, Derrick L. Boseman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **John W. McVoy, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:
A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 62, on the Plan of Phase 1 and a portion of Phase 2, Section 1, Brookside Woods, of record in Plat Book 9700, Page 397, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Trista U. Boseman and husband Derrick L. Boseman by Warranty Deed from Larry Powell Builders, Inc. dated January 7, 2002, recorded January 8, 2002, in Instrument No. 20020108-0002763, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their

heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3rd day of January, 2007.

GRANTOR:

Trista U. Boseman

Derrick L. Boseman

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Trista U. Boseman and husband, Derrick L. Boseman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3rd day of January, 2007.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $180,500.00.

Affiant

SWORN TO and subscribed before me this 3rd day of January, 2007

NOTARY PUBLIC

My commission expires:

9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY