WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/18/07 14:41 2 pgs
Fees:13.00 Taxes:271.95
20070118-0007519

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$73,500.00.**

Daphne M. Davis
Affiant

Subscribed and sworn to before me this 18th day of January, 2007

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Noble Properties, Inc.	SAME	051-03-0-049.00
718 Thompson Lane, Suite 108		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Elizabeth L. Boyd, Executrix for The Estate of James Franklin Boyd**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Noble Properties, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 117 on the plan of Section II, Pleasant Acres, of record in Book 2133, page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 117 fronts 93 feet on the north side of Chadwell Drive, and runs back between lines, 151.4 feet on the west line and 151.29 feet on the east line, to a dead line in the rear, on which it measures 93 feet.

Being the same property conveyed to James F. Boyd and wife, Gladys M. Boyd, by deed from Castleman Construction Company, a Tennessee Corporation, on May 5, 1965, of record in Book 3889, page 519, Register's Office for Davidson County, Tennessee. The said Gladys M. Boyd having died, leaving property to James F. Boyd by right of survivorship. The said James F. Boyd, having died testate on November 14, 2006, a resident of Davidson County, Tennessee and his Last Will and Testament naming Elizabeth L. Boyd as Executrix of the Estate.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2133, page 75, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2204, page 47, Register's Office for Davidson County, Tennessee.

This is improved property known as: **704 Chadwell Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 18, 2007.

The Estate of James Franklin Boyd

Elizabeth L. Boyd
By Elizabeth L. Boyd, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Elizabeth L. Boyd** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 18, 2007

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY