20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/05/07 12:34 2 pgs
Fees:13.00 Taxes:610.50

20070205-0014789

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 2007

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 9/22/07 (AFFIX SEAL) DAVIDSON COUNTY

Notary Public

My Commission Expires 9/22/07

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leo Lillard	GMAC Mortgage, LLC	MAP 41-15
(NAME)	(NAME)	
1221 Bellshire Drive	100 Witmer Road	PARCEL 48.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Horsham, PA 19044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Yona A. Boyd Holman, a married woman

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

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

LAND in Davidson County, Tennessee, being Lot No. 309 on the Plan of Bellshire Estates, Section "A", of record in Book 2331, Pages 115 and 116, Register's Office for Davidson County, Tennessee.

SAID Lot No. 309 fronts 143 feet on the Southerly side of Bellshire Drive and runs back between lines, 274.4 feet on the Easterly line and 280.8 feet on the Westerly line to a dead line in the rear on which it measures 143.1 feet.

Being the same property conveyed to Yona A. Boyd, an unmarried woman, by Warranty Deed dated June 11, 2002, from Billy Hayes and Edna Hayes, of record by Instrument No. 20020613-0072272 in the Register's Office for Davidson County, Tennessee.

Yona A. Boyd now being Yona A. Boyd Holman

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

This is not the principal residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 1221 Bellshire Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 forever 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 30th day of January, 2007

Yona A. Boyd Holman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yona A. Boyd Holman, a married woman

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of January, 2007.

Commission expires 9/22/07

DANIEL L. SCHROF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public