BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

B-KW-07-1618

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-26-08

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Blake Boyd	OWNR (NAME)	
1618 Lillian Street (ADDRESS)	(ADDRESS)	08314023500
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ISAAC WANTLAND AND WIFE, JENNIFER WANTLAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN BLAKE BOYD AND WIFE, ASHLEY BOYD, 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:

Land in Davidson County, Tennessee, being Lot No. 320 and the westerly 15 feet of Lot 319 on the Plan of the Edgefield Land Company's Second Subdivision, as of record in Book 57, page 152, said Register's Office.

Said Lot No. 320 and part of Lot No. 319 front together 65 feet on the southerly side of Lillian Street and run back between parallel line 150 feet to an alley.

Being the same property conveyed to Isaac Wantland and wife, Jennifer Wantland by deed from Mary Amicie Zimmerman, Unmarried of record in Instrument 200103080021844 on 02/21/2001 and filed for record on 03/08/2001, Register Office for said County.

This Conveyance is subject to any and all existing easements and restrictions of record, including those listed in Plat Book 57 and Page 152, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1618 Lillian Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of February, 2007.

Isaac Wantland

Jennifer Wantland

Davidson County DEEDWARR
Recvd: 03/02/07 15:46 2 pgs
Fees:13.00 Taxes:939.80
20070302-0026232

STATE OF Tennessee
COUNTY OF Davidson

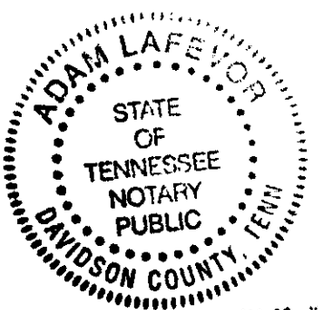
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Isaac Wantland and Jennifer Wantland, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2007.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV 22, 2010

RETURN TO:
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903