Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 04/09/07 11:06 2 pgs
Fees:13.00 Taxes:407.00

20070409-0041637

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2007.

Notary Public
My commission expires: 3/26/2010

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

15-0702-151016

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrea J. Boyd P. O. Box 11503 Zephyr Cove, NV 89448	FNMC, a division of National City Bank 2730 University Blvd. W. Ste 604 Wheaton, MD 20902	075-01-0-019.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Gary Allen and wife, Teryl P. Allen, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrea J. Boyd, ~~XXX~~married, hereinafter called the Grantees, their successors 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. 96, on the Plan of Section Twelve, Hermitage Hills, of record in Book 4675, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Gary Allen and wife, Teryl P. Allen by deed from Buddy Allen Floor Covering Company, Inc., a Tennessee Corporation, dated July 30, 1980, recorded August 4, 1980, of record in Book 5632, Page 572, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 828 Heritage Trail, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 March, 2007.

James Gary Allen

Teryl P. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Gary Allen and Teryl P. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 30th day of March, 2007.

JENIFER L. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

State of Tennessee at Large

My Commission expires: 05/03/2010