RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of April, 2007.

Notary Public

My Commission Expires: 3-20-2010

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/30/07 12:16 2 pgs
Fees:13.00 Taxes:329.30
20070430-0051112

ADDRESS NEW OWNER(S) AS FOLLOWS:
Anne Boyd
3219 Luann Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
FMNC Mortage
2730 W. University Blvd Ste 604
Wheaton, MD 20902

MAP-PARCEL NUMBERS:

150-050-335

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Masten Family Trust under the Will of John Talbot Masten, Jr.,** hereinafter referred to as Grantors, hereby transfers and conveys to **Anne D. Boyd,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 12-A of Cherry Hills Section 12, as shown by plat of record in Plat Book 6250, Page 734, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Masten Family Trust under the Will of John Talbot Masten, Jr., Grantor, John Talbot Masten, III, and Elizabeth Masten Hassey, Trustees, by Quitclaim Deed from Jeanie L. Masten, of record in Instrument No. 20040805-0094411, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Page 734, 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.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3219 Luann Drive, Antioch, TN 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 17th day of April, 2007.

Masten Family Trust under the Will of
John Talbot Masten, Jr.

By: _____
John Talbot Masten, III, Trustee

Attest: _____
Elizabeth Masten Hassey , Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Talbot Masten, III**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Masten Family Trust under the Will of John Talbot Masten, Jr.,** and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and official seal this 17th day of April, 2007.

_____
Notary Public

My Commission Expires: 11/8/08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elizabeth Masten Hassey**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Masten Family Trust under the Will of John Talbot Masten, Jr.,** and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and official seal this 25th day of April, 2007.

_____
Notary Public

My Commission Expires: 11/8/08

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