BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/07 14:36 2 pgs
Fees:13.00 Taxes:481.00

20070430-0051317

DONOR BARR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

G#20539-1

The actual consideration or value, whichever is greater, for this transfer is **$130,000.00.**

Jennifer L. Johnson
Affiant

Subscribed and sworn to before me, this the 27th day of April, 2007.

Donor Barr
Notary Public

My commission expires: 9-25-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eric Osborne	**SunTrust Mortgage, Inc.**	**Map 090-12-0, Parcel 295.00**
6419 Futura Court	**P. O. Box 79041**	
Nashville, TN 37209	**Baltimore, MD 21279-0041**	

FOR AND IN 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,

Verney W. Boyett, married, and Barbara F. Boyett, unmarried, heirs-at-law of Verney E. Boyett

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

Eric Osborne, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS 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. 10 on the Plan of Foundry Heights, Section One, as of record in Book 3600, Page 16, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Verney E. Boyett, by Warranty Deed from Cumberland Builders, Inc., a Tennessee corporation, dated August 23rd, 1965, of record in Book 3928, Page 355, Register's Office for Davidson County, Tennessee. The said Verney E. Boyett died intestate on March 14, 1996, leaving his four children, namely Verney W. Boyett, Barbara F. Boyett, Dorris Elizer, and Glenda Watts, as his sole heirs-at-law.

The said Glenda Watts having conveyed her interest to Verney W. Boyett, married, and Barbara F. Boyett, unmarried, as tenants in common, by Quitclaim Deed of even date, of record in Instrument No. 20070430 0051315 **, Register's Office for Davidson County, Tennessee.**

The said Dorris Elizer having conveyed her interest to Verney W. Boyett, married, and Barbara F. Boyett, unmarried, as tenants in common, by Quitclaim Deed of even date, of record in Instrument No. 20070430 0051316 **, Register's Office for Davidson County, Tennessee.**

THIS conveyance is subject to Restrictive Covenants of record in Book 3578, Page 493, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS instrument is being executed by Barbara F. Boyett pursuant to a Power of Attorney executed by her on the 27th day of April, 2007, of record in Instrument No. 20070430 0051314 **, Register's Office for Davidson County, Tennessee.**

THE HEREIN DESCRIBED PROPERTY IS NOT THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN, OR THEIR RESPECTIVE SPOUSES.

This is IMPROVED (__X__) unimproved (____) property, known as: **6419 Futura Court, Nashville, TN 37209** .

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/our hand(s) this **27th** day of **April, 2007.**

Verney W. Boyett
Verney W. Boyett

Barbara F. Boyett
Barbara F. Boyett

By: Verney W. Boyett
Verney W. Boyett, Attorney-In-Fact
attorney-in-fact

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 **Verney W. Boyett,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **April, 2007.**

Notary Public

My Commission Expires: 3/22/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Verney W. Boyett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Barbara F. Boyett,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Barbara F. Boyett** for the purpose therein contained, by signing the name of **Barbara F. Boyett** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **April, 2007.**

Notary Public

My Commission Expires: 3/22/09