WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $224,710.43.

Affiant

Subscribed and sworn to me on April 27, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 05/01/07 12:38 2 pgs
Fees:13.00 Taxes:831.43
20070501-0051793

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin A. Boring 1625 Harpeth Run Drive Nashville, TN 37221	Taylor, Bean & Whitaker Mortgage Corp. 1417 North Magnolia Ave. Ocala, FL 34475	126-16-A-397.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rochford Realty and Construction Co., Inc., a Tennessee corporation hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kevin A. Boring, unmarried, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 530 on the Final Plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as shown by plat appearing of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee.
>
> Being a portion of the same property conveyed to Rochford Realty and Construction Co., Inc., a Tennessee Corporation by Warranty Deed dated May 22, 2006 from Riverwalk Development Partners, Inc. a Tennessee Corporation, of record in Instrument No. 20060524-0060898, 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 also known as improved property located at 1625 Harpeth Run Drive, Nashville, TN 37221.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 our hands on April 27, 2007.

Rochford Realty and Construction Co., Inc.

By: _____

Its: VP

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared James Morrissey, an authorized representative of Rochford Realty and Construction Co., Inc. a Tennessee Corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an authorized representative of Rochford Realty and Construction Co., Inc., a Tennessee Corporation, the within named bargainor, and that he/she as such authorized representative of Rochford Realty and Construction Co., Inc., a Tennessee Corporation, has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as authorized representative of Rochford Realty and Construction Co., Inc., a Tennessee Corporation.

Witness my hand and official seal on April 27, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE