Return to
Overland Title Company, LLC
814 East Meade Avenue
Madison, TN 37115

(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/07 10:25 2 pgs
Fees:13.00 Taxes:492.10
20070601-0065023

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $133,000.00.

Allyson Boyce
Affiant

Subscribed and sworn to me on May 30, 2007.

Bertie J Whitaker
NOTARY PUBLIC

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2009
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22529SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mary Henry 1921 Moran Avenue Nashville, TN 37216	Wells Fargo Bank PO Box 17339 Baltimore MD 21297-1339	073-05-0038.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Linda M. Boyte, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Mary Henry, unmarried, hereinafter called **"GRANTEE,"** her heirs 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. 31 on the Plan of Virginia Manor of record in Book 1835, page 22, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 31 fronts 70 feet on the northerly side of Moran Drive and runs back between lines 148.7 feet on the easterly line and 151.5 feet on the westerly line, to a dead line in the rear, on which it measures 85 feet.

Being the same property conveyed to Linda M. Boyte, an unmarried woman, by Deed from Elizabeth B. Richards of record as Instrument No. 20060817-0101717 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 1835, page 22, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1921 Moran Avenue, Nashville, TN 37216.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she 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 herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on May 24th, 2007.

Linda M. Boyte

Linda M. Boyte

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 30, 2007, before me, the undersigned personally appeared Linda M. Boyte, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on May 24th, 2007.

David B. Herbert

NOTARY PUBLIC

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

My Commission Expires: