RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 06/13/07 11:09 2 pgs
Fees:12.00 Taxes:0.00
20070613-0070797

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 617119
Rec'd: 10.00
State: 484.70
Clerk: 1.00
EDP: 2.00
Total: 497.70
Instrument #: 756460
Recorded 7/20/2005 at 9:05 am
in Record Book 2296 Pgs 225-226

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,990.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2005.

NOTARY PUBLIC

My commission expires: 9/30/06

JANE GRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILBURN BOYETTE et ux 2309 Ridgeland Drive Nashville, Tennessee 37214	Same as new owner	073-11-0-085.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY THOUSAND NINE HUNDRED NINETY and NO/100 ($130,990.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **MATTHEW W. PHELPS, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **WILBURN BOYETTE and wife, JO A. BOYETTE,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 405 on the Plan of Sunset View Subdivision, Section 5, of record in Plat Book 2854, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Matthew W. Phelps by Warranty Deed from Terry Dale Green and wife, Rebecca S. Green, of record in Instrument No. 20031125-0171219, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Plat Book 2854, page 20; Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 2309 Ridgeland Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns forever.

ENTERED
John C. Isbell
PROPERTY ASSESSOR

REGISTER'S OFFICE SUMNER COUNTY, TENNESSEE

JUL 20 2005
DAVIDSON COUNTY
MAP__GP__CTL__PAR__

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 21st day of June, 2005.

MATTHEW W. PHELPS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Matthew W. Phelps., 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 seal, this the 21st day of June, 2005.

Notary Public

My commission expires: 9/30/06

NO SEAL

REGISTER'S OFFICE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
SUMNER COUNTY

I, Pamela L. Whitaker, Register in and for said State and County do hereby certify that this is a true and correct copy of a Warranty Deed which appears of record in Book 2296 Page 225 Register's Office, Sumner County, Tennessee.
Given under my hand and official seal at office in Gallatin, TN
This the 11 day of June 20 07.

Pamela L. Whitaker, Register

Pamela L. Whitaker, Register of Deeds