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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 26691-06-2007**<br><br>**Record & Return To:**<br>**First Title and Escrow Company, Inc.**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.<br>Affiant<br>Subscribed and sworn to before me this 12th day of June, 2007.<br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Aubrey B. Harwell Jr., Trustee<br>150 Fourth Ave. N., #2000<br>Nashville, TN 37219 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>132010157.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brad L. Boyce and Ronda G. Boyce**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aubrey B. Harwell Jr., Trustee, with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary** ~~6/12/2007 9:01 AM~~ ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4109 Albert Drive, Nashville, TN 37204

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 12th day of June, 2007.

Brad L. Boyce

Ronda G. Boyce

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brad L. Boyce and Ronda G. Boyce**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/19/07 13:53 2 pgs
Fees:13.00 Taxes:1202.50

20070619-0073323

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Rolling Meadows as of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee to which plan reference is being made for a more complete description.

Being the same property conveyed to Brad L. Boyce and wife, Ronda G. Boyce, by deed dated October 29, 2001 from Thomas Scott Young and wife, Lauren Wilson Young, of record in Instrument No. 20011030-0118055, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.