39-B

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00 Affiant Subscribed and sworn to before me this 27th DAY OF June, 2007 Notary Public MY COMMISSION EXPIRES: 7-25-09 (AFFIX SEAL)
R-JP-07-5148	

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph John Barranco	Gateway Funding Diversified	
5148 Village Trace	(NAME) 300 Welsh Road, Bldg. 5	161-10-0A-171.00 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Horsham, PA 19044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SCOTT C. BOYLE AND ABATHA C. BOYLE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH JOHN BARRANCO, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 170, PHASE TWO, VILLAGES OF BRENTWOOD, as shown on plat of record in Plat Book 6250, Page 169, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Scott C. Boyle and wife, Abatha C. Boyle by Warranty Deed from Larry Pirtle and wife, Charlotte Pirtle, recorded on the 30th day of July, 2002 in Instrument No. 20020730-0091241, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 6250, Page 169; Covenants, Conditions and Restrictions of record in Book 6143, Page 11 amended in Book 6398, Page 495; Articles of Incorporation of Villages of Brentwood Homeowners Association of record in Book 6158, Page 352, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5148 Village Trace, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 June, 2007.

Scott C. Boyle

Abatha C. Boyle

Davidson County DEEDWARR
Recvd: 07/02/07 12:02 2 pgs
Fees:13.00 Taxes:562.40
20070702-0078602

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott C. Boyle and Abatha C. Boyle, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of June, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903