Davidson County DEEDWARR
Recvd: 07/23/07 10:47 2 pgs
Fees:13.00 Taxes:1960.63

20070723-0087057

# WARRANTY DEED

R-COOP-07-1613

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,900.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES November 22, 2008
MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**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: | P. PARCEL NUMBERS |
|---|---|---|
| Commercial Concepts Southeast, Inc. | Commercial Concepts Southeast | |
| 1613 Tynewood Drive | (NAME) P.O. Box 100985 | 131-13-38.00 |
| (ADDRESS) Nashville, TN 37215 | (ADDRESS) Nashville, TN 37224 | |
| (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 MRS. PEGGY BOYD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto COMMERCIAL CONCEPTS SOUTHEAST, INC., A TENNESSEE CORPORATION, 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 268, TYNEWOOD ESTATES, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGES 89 AND 90, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. BEGINNING AT A CONCRETE MONUMENT AT THE SOUTHERLY MARGIN OF TYNEWOOD DRIVE AS EXTENDED; THENCE EASTERLY ALONG THE SOUTHERLY MARGIN OF TYNEWOOD DRIVE 275.0 FEET TO AN IRON PIN IN CONCRETE; THENCE SOUTHEASTERLY AROUND A CURVE 39.3 FEET TO A CONCRETE MONUMENT IN THE WESTERLY MARGIN OF SKYMONT DRIVE; THENCE SOUTHWARDLY ALONG THE WESTERLY MARGIN OF SKYMONT DRIVE 365.8 FEET TO A CONCRETE MONUMENT; THENCE WESTWARDLY 208.0 FEET TO A CONCRETE MONUMENT; THENCE NORTH 1° 46' EAST 412.0 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 87° 10' EAST 14 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MRS. PEGGY BOYD BY WARRANTY DEED FROM RUSSELL T. WINGO AND WIFE, JOANNE WINGO, RECORDED ON THE 19TH DAY OF AUGUST, 1966 IN BOOK 4048, PAGE 677, IN THE REGISTER'S OFFICE OF DAVIDSON COUN
TY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 2900, PAGES 89 AND 90; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 3069, PAGE 566, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 1613 Tynewood Drive, Nashville, Tennessee 37215
(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 20th day of July, 2007.

Mrs. Peggy Boyd by Thomas Milton Boyd Jr. Attorney-In-Fact

Mrs. Peggy Boyd by Thomas Milton Boyd, Attorney-In-Fact

STATE OF Ohio
COUNTY OF Miami

On this the 20th day of July, 2007, before me personally appeared Thomas Milton Boyd to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mrs. Peggy Boyd and who acknowledged he/she/they executed the same as the free act and deed of the said Mrs. Peggy Boyd.

Witness my hand and official seal, this the 20th day of July, 2007.

Notary Public

NOTARY PUBLIC STATE OF OHIO

Commission Expires: July 2nd, 2012

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