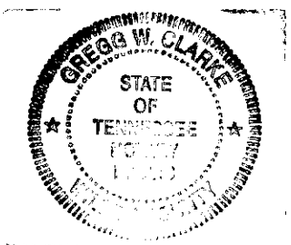
WARRANTY DEED



MY COMMISSION EXPIRES:
JAN 12, 2010

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$235,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
All-Star Title, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynnette M Lavers	**Lynnette M Lavers**	**11400022100**
(NAME)	(NAME)	
7456 Charlotte Pike,	**7456 Charlotte Pike**	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	**Nashville, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Charles R Boyd and wife, Edna E Boyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lynnette M. Lavers, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee described as follows:

Beginning at a point in the center line of Sawyer Brown Road, thence continuing with the center line of said road in a Southeasterly direction 120 feet, more or less, to a point within the bonds of Charlotte Pike; thence continuing in the bonds of Charlotte Pike, Southwesterly 250 feet, more or less, to a point, said point being the Southesterly corner line of the A. G. Heer tract, and the property herein described approximately north 32 degrees, West 295 feet, more or less, to a point, said point being the corner fence stack in A. G. Heer's line; thence North 69 degrees, 30 minutes East 166.5 feet, more or less, to an iron pin; thence to an iron pin thence North 68 degrees, East 162 feet, more or less, to the point of beginning.

Being the same property conveyed to Charles R. Boyd and wife, Edna E. Boyd by deed from Jeff Wilkerson, Tina C. Kelly and Holly M. Kennedy of record in Book 10478 and Page 985 on 05/12/1997 and filed for record on 06/04/1997, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as **7456 Charlotte Pike, Nashville, TN 37209**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this **10th** day of **August, 2007.**

Charles R Boyd

Charles R Boyd

Edna E Boyd

Edna E Boyd

Davidson County DEEDWARR
Recvd: 08/13/07 11:09 2 pgs
Fees:13.00 Taxes:869.50

20070813-0096475

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Charles R. Boyd and wife Edna E. Boyd** the within named Seller(s) 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, at office, this **August 10, 2007**

Notary Public

