WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/07 14:48 3 pgs
Fees:18.00 Taxes:443.63
20070822-0100505

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 2007
Notary Public
MY COMMISSION EXPIRES: 12-21-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Boardman (NAME)	Bank of America, N.A. (NAME)	MAP 73.05
2708 Sandy Drive (ADDRESS)	9000 Southside Blvd. (ADDRESS)	PARCEL 175.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (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, William G. Crump the sole heir-at-law of Mary Griffin Crump, deceased and Charles Griffin, Nancy Bennett, Katherine Bone, Michael Griffin** and Glenn H. * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth Boardman

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:

LAND in Davidson County, Tennessee, being Lot No. 13 on the Plan of Riverwood Terrace, as of record in Book 1835, Page 134, Register's Office for Davidson County, Tennessee.

SAID Lot No. 13 fronts 100 feet on the Southeasterly side of Sandy Drive and runs back on the Northeasterly side 160.1 feet and on the Southwesterly side 169.3 feet to a broken line in the rear, on which it measures 99 feet.

Being the same property conveyed to William B. Crump and wife, Mary Griffin Crump and Elizabeth Glen Griffin by Warranty Deed dated May 29, 1953, from C. J. Dale and wife, Bettie C. Dale, of record in Book 2147, Page 521, Register's Office for Davidson County, Tennessee. The said Elizabeth Glen Griffin having since died intestate on April 4, 1971 in Davidson County, Tennessee. The said William B. Crump having died leaving Mary Griffin Crump as the surviving tenant by the entirety on January 29, 1972 a resident of Davidson County, Tennessee. The said Mary Griffin Crump having since died, intestate on January 2, 2007 in Davidson County, Tennessee leaving William G. Crump as her sole heir-at-law. Charles Griffin, Nancy Bennett, Katherine Bone, Michael Griffin and Glenn H. Griffin being the sole heirs-at-law of Elizabeth Glen Griffin. Further, William G. Crump is also an heir of Elizabeth Glen Griffin. See also Affidavit of Heirship of record in Instrument No. * and Instrument No. **, said Register's Office. *20070822-0100498

unimproved ( )
This is improved (X) property, known as 2708 Sandy Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Griffin the sole heirs-at-law of Elizabeth Glen Griffin, deceased
** William G. Crump

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 my hand this 15th day of August, 2007

SEE ATTACHED FOR SIGNATURES

** 20070822-0100497

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

James L. Smith executes this Instrument as Attorney-In-Fact on the behalf of William G. Crump, Charles Griffin, Katherine Bone, Nancy Bennett, Michael Griffin and Glenn H. Griffin pursuant to Specific Power-of Attorney(s) of record by Instrument No. 20070822010499, Instrument No. 20070822010500, Instrument No. 20070822010501, Instrument No. 20070822010502, Instrument No. 20070822010503, and Instrument No. 20070822010504, Register's Office for Davidson County, Tennessee.

William G Crump
William G. Crump

By: James L. Smith
James L. Smith, His Attorney-In-Fact

Charles Griffin
Charles Griffin

By: James L. Smith
James L. Smith, His Attorney-In-Fact

Katherine Bone
Katherine Bone

By: James L. Smith
James L. Smith, Her Attorney-In-Fact

Nancy Bennett
Nancy Bennett

By: James L. Smith
James L. Smith, Her Attorney-In-Fact

Michael Griffin
Michael Griffin

By: James L. Smith
James L. Smith, His Attorney-In-Fact

Glenn H. Griffin
Glenn H. Griffin

By: James L. Smith
James L. Smith, His Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2007, the undersigned, a Notary Public in and for said County and State, personally appeared James L. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William G. Crump, Charles Griffin, Katherine Bone, Nancy Bennett, Michael Griffin and Glenn H. Griffin, as their Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said William G. Crump, Charles Griffin, Katherine Bone, Nancy Bennett, Michael Griffin and Glenn H. Griffin.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15th day of August, 2007.

D. Annette Maples
Notary Public

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

My Commission Expires: _____