Davidson County DEEDWARR
Recvd: 09/05/07 10:13 2 pgs
Fees:13.00 Taxes:333.00

20070905-0106435

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2007.

Notary Public
My commission expires: 12/4/2010

15-0707-151184

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jessica D. Boyer 1115 N. 7th Street Nashville TN 37207	NEW OWNER	082-04-0-046.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ken Fox, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jessica D. Boyer, hereinafter called the Grantees, their successors 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 the north 21 feet of Lot No. 231 and the south 20 feet of Lot No. 232 on the Map of Oakwood Park, of record in Book 421, Page 12, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eaton Family Properties, LLC by Quitclaim Deed from Jonathan E. Stark a/k/a Jon Stark, dated October 14, 2003, recorded October 28, 2003, of record in Instrument No. 20031028-0158520, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Leland D. Watts by Substitute Trustee's Deed from B. Anthony Saunders, Substitute Trustee, dated July 7, 2005, recorded August 8, 2005, of record in Instrument No. 20050808-0092862, re-recorded in Instrument No. 20050811-0095180, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ken Fox by deed from Leland D. Watts, married, dated October 16, 2006, recorded October 18, 2006, of record in Instrument No. 20061018-0129430, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1115 N. 7th Street, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17 day of August, 2007.

Ken Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ken Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17 day of August, 2007.

JENNIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

State of Tennessee at Large

My Commission expires: 05/03/2010