Davidson County DEEDWARR
Recvd: 10/01/07 08:50 3 pgs
Fees:18.00 Taxes:888.00
20071001-0116101

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $240,000.00. Affiant Subscribed and sworn to before me, this 27th day of September, 2007. Notary Public My Commission Expires: MY COMMISSION EXPIRES NOV 22 2010

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner As Follows:
Jennifer & David Ufnar
104 39th Avenue North
Nashville, TN 37209

Send Tax Bills To:
New Owner

Map-Parcel Number:
104 05 0 019.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMY L. SANDMAN BOYER, MARRIED*** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JENNIFER A. UFNAR AND DAVID F. UFNAR, WIFE AND HUSBAND,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of part of West Grove Subdivision, as of record in Plat Book 421, Page 109, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amy Sandman by Warranty Deed from Tammy M. Poole and husband, V. Kendell Poole of record in Instrument No. 20040716-0085514, Register's Office

for Davidson County, Tennessee. The said Amy Sandman is now known as Amy L. Sandman Boyer by virtue of her marriage to Stephen J. Boyer.

*Stephen J. Boyer joins in this conveyance to transfer any right, title, or interest he may have in the property, marital or otherwise.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

This is improved property known as 104 39th Avenue North, Nashville, TN 37209.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 27th day of September, 2007.

Amy L. Sandman Boyer
Amy L. Sandman Boyer

By: _____, Attorney-in-fact.
Douglas E. Stevenson, Attorney-in-fact

Stephen J. Boyer
Stephen J. Boyer

By: _____, Attorney-in-fact
Douglas E. Stevenson, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Douglas E. Stevenson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the **Attorney-In-Fact for Amy L. Sandman Boyer**, the bargainor, and that as said Attorney-in-fact he executed the within instrument for the purposes therein contained by signing the name of Amy L. Sandman Boyer as her free act and deed.

WITNESS my hand, at office, this 27th day of September, 2007.

Linda A. Turner
Notary Public

LINDA A. TURNER NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1/23/10

326915.1/200739

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Douglas E. Stevenson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the **Attorney-In-Fact for Stephen J. Boyer**, the bargainor, and that as said Attorney-in-fact he executed the within instrument for the purposes therein contained by signing the name of Stephen J. Boyer as his free act and deed.

WITNESS my hand, at office, this 27th day of September, 2007.

Notary Public

My Commission Expires: 1/23/10

LINDA TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.