WARRANTY DEED

LEDERER-H07291

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF December, 2007.

(Affix Seal)

Notary Public

My Commission Expires: 10/06/09

HOUSTON RUDY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Provident Title & Escrow, Inc.
143 Hazel Path, Suite 1
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Matthew J. Lederer	SunTrust Mortgage, Inc.	130-2-53.
109 Pembroke Avenue	201 4th Ave North/7th Floor	
Nashville, TN 37205	Nashville, TN 37219	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ELIZABETH MASSEY BOYER AND SAMUEL CHRISTIAN BOYER, III, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MATTHEW J. LEDERER, 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 No. 105 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, Pages 94 and 95, Register's Office for said County. Said Lot No. 105 fronts 60 feet on the westerly side of Pembroke Avenue and runs back between lines, 167 feet on the southerly line and 174.5 feet on the northerly line to a dead line in the rear on which it measures 60.7 feet. This property is improved and known as 109 Pembroke, Nashville, Tennessee.

Being the same property conveyed to Elizabeth Massey Boyer and Samuel Christian Boyer, III, as tenants-in-common, by Deed from The Estate of Samuel Christian Boyer, Jr., appearing herein by and through Cynthia Cook, the duly appointed, qualified and serving Personal Representative of that estate, of record on September 10, 2007, in Record Instrument 20070910-0108421, said Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 109 Pembroke Avenue, Nashville, Tennessee 37205.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Davidson County DEEDWARR
Recvd: 01/03/08 09:29 2 pgs
Fees:13.00 Taxes:1017.50
20080103-0000495

Witness my/our hand(s) this 31st day of December, 2007 :

Elizabeth Massey Boyer Samuel C. Boyer III

Elizabeth Massey Boyer — Samuel Christian Boyer, III



My Comm. Exp. Dec. 8, 2010

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, Marjorie Baker, a Notary Public in and for said County and State, the within named ELIZABETH MASSEY BOYER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Memphis, Tennessee, this 31st day of December, 2007.

Marjorie S Baker
Notary Public

My Commission Expires: 12/8/2010



My Comm. Exp. Dec. 8, 2010

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, Marjorie S. Baker, a Notary Public in and for said County and State, the within named SAMUEL CHRISTIAN BOYER, III, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Memphis, Tennessee, this 31st day of December, 2007.

Marjorie S Baker
Notary Public

My Commission Expires: 12/8/2010