WARRANTY DEED

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Stacy Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF FEBRUARY, 2008.

Rebecca D. Price
Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamaal L. Boykin	Countrywide Bank, FSB	091-10-0-056
(NAME)	(NAME)	
2631 Delk Avenue	1520 Memorial Blvd, Ste 104	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Murfreesboro, TN 37129	
(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, I, **Tyrone M. Larkins, Unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jamaal L. Boykin, An Unmarried Man,** HEREINAFTER CALLED THE GRANTEE, HIS 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(s) 36, as shown on the map entitled Normal Heights, Section 2, of record in Plat Book 2330, pages 53 and 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TYRONE M. LARKSIN, UNMARRIED, by deed from MICHAEL TRIBUE AND WIFE, GLENDA J. TRIBUE, of record in Book 9697, page 906, dated May 31, 1995, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations. 5) Matters shown on the Plan of record in Plat Book 2330, pages 53 and 54, said Register's Office. 6) Restrictive Covenants contained in instrument of record in Book 2401, page 395, said Register's Office.

unimproved ☐
This is improved ☑ property, known as 2631 Delk Avenue Nashville, TN 37208
(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that he is 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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: 02/22/08 10:30 2 pgs
Fees:13.00 Taxes:525.40
20080222-0017421

Witness my hand this 6th day of February, 2008.

Tyrone M. Larkins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tyrone M. Larkins the within named 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 4:00 this 6th day of February, 2008.

Commission expires: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010

Notary Public

RETURN TO:

CLG Title and Escrow Services, LLC
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Nashville, TN 37212