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Realty Title Box #48A

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~434,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2008.

Notary Public: Zana C. Petty

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

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Julian P. Bryant	Franklin American Mortgage Co.	Parcel ID:
2072 Nashboro Blvd.	501 Corporate Centre Dr. #400	135120B04400CO
Nashville, TN 37217	Franklin, TN 37067	

FOR AND IN 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

Kathy Maupin-Boykin and husband, Tony Boykin

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Julian P. Bryant

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 & Unit No. 44, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7, of record in Plat Book 11700, Pages 49 & 50, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kathy R. Maupin by deed from NVR, Inc., A Virginia Corporation, Trading as Fox Ridge Homes, of record in Instrument 20020822-0101705, dated August 21, 2002 and recorded August 22, 2002 said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 11703, Page 520; Book 4827, Page 14; Book 5469, Page 840; Book 7751, Page 907; Instrument 20000316-0027171; Instrument 20010322-0027768; Book 11700, Page 520; Instrument 20031118-0168332; Instrument 20050222-0018813; Instrument 20050222-0118814, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and will be paid by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 11700, Pages 49 & 50, said Register's Office.

The said Tony Boykin joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2072 Nashboro Blvd., Nashville, TN 37217

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 our hands this 22nd day of February, 2008.

Kathy Maupin-Boykin

Tony Boykin

Davidson County DEEDWARR
Recvd: 03/04/08 15:12 2 pgs
Fees:13.00 Taxes:497.65

20080304-0021773

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy Maupin-Boykin and Tony Boykin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood~~ NASHVILLE, Tennessee, this 22nd day of February, 2008.

Notary Public

My Commission Expires: 11-22-10

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.