WARRANTY DEED

P-08-1822

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,600.00

Affiant

Subscribed and sworn to before me this 26th DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/24/08 (AFFIX SEAL)

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Ray Boyd	First Horizon Home Loans	
1822 Joy Circle	(NAME) PO Box 809	071-12-0-038.00
(ADDRESS) Nashville, Tennessee 37207	(ADDRESS) Memphis, TN 37101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELIZABETH L. BOYD, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KENNETH RAY BOYD, UNMARRIED, hereinafter called the Grantees, 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. 13 on the Plan of Joywood of record in Plat Book 974, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ernest C. Unger et ux, Dorothy Q. Unger, by deed from Jessie Grimes, widow, of record in Book 4905, Page 243, Register's Office for Davidson County, Tennessee, dated April 16, 1975.

Further conveyed to Elizabeth L. Boyd, married by Quitclaim Deed from Ernest C. Unger, Widower, of record in Book 10666, Page 896, in the Register's Office for Davidson County, Tennessee, dated October 30, 1997.

~~This is not the primary residence of the said Melvin Boyd.~~
The subject property is not the primary residence of Elizabeth L. Boyd or her spouse.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1822 Joy Circle, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 03/12/08 13:25 2 pgs
Fees:13.00 Taxes:272.32

20080312-0024996

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 my/our hand(s) this 25th day of February, 2008.

Elizabeth L. Boyd

Elizabeth L. Boyd

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth L. Boyd, married the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of February, 2008.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800