Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
08-0344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of March, 2008.

Notary Public

Commission Expiration: 5/30/09

DEANNA GWYN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
John Rudolph Boyle
Ashley Marie Wheeler
2812 Druid Drive
Nashville, TN 37210

SEND TAX BILLS TO:
John Rudolph Boyle
Ashley Marie Wheeler
2812 Druid Drive
Nashville, TN 37210

MAP-PARCEL:
11910013200

WARRANTY DEED

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,

Stephanie Vestal, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Rudolph Boyle, unmarried and Ashley Marie Wheeler, unmarried, joint tenants with rights of survivorship

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 number 46, on the Plan of Hidden Acres, Subdivision, of record in Plat Book 1130,Page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry Marshall Furkins and wife, Mitzi L. Furkins on 09/17/1999, by deed from James A. Holland and wife, Kathleen Holland, filed for record on 09/27/1999, in Book 11676, Page 217, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Secretary of Veterans Affairs on 10/06/2006, by deed from J. Phillip Jones, Substitute Trustee, filed for record on 10/06/2006, in Instrument No. 20061006-0124374, and re-recorded in Instrument No. 20061011-0126061.

Being the same property conveyed to Stephanie Vestal on 08/30/2007, by deed from Secretary of Veterans Affairs, filed for record on 09/06/2007, in Instrument No. 20070906-~~0107336~~0010736, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **2812 Druid Drive Nashville, TN 37210**

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 hand this 11th day of March, 2008.

Stephanie Vestal

Davidson County DEEDWARR
Recvd: 03/13/08 14:02 3 pgs
Fees:18.00 Taxes:438.45
20080313-0025440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephanie Vestal**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11 day of March, 2008.

Deanna Gwyn
Notary Public

Commission Expiration: 5/30/09

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Quenn Cavnar, a notary public for this county and state, Tracy Hobby who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/2/11.

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.