Davidson County DEEDWARR
Recvd: 05/07/08 08:08 3 pgs
Fees:17.00 Taxes:0.00
20080507-0046830

THIS DOCUMENT PREPARED BY **STEPHANIE J. EDWARDS** Howard, Mobley & Havens, PLLC 200 31st Ave., No., Suite 100 Nashville, Tennessee 37203 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owner:

Jeffrey Boggan, Trustee
3405 Old Anderson Road #130
Antioch, TN 37013

Send Tax Bills to: SAME

Map-Parcel Numbers

136-15-A-16.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jeffrey Boggan, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jeffrey Boggan, Trustee of The Jeffrey Leon Boggan Revocable Trust, dated May 2, 2008, as amended from time to time, and to his her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract(s) or parcel(s) of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2 day of May, 2008.

Jeffrey Boggan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Boggan, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of May, 2008.

Notary Public

My Commission Expires: March 21, 2009

STEPHANIE J. EDWARDS
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

EXHIBIT A

Legal Description

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County Tennessee, BEING Unit No. 16 on the Plan of Watercrest Townhomes, Phase 1, a Horizontal Property Regime, of record in Book 8250, page 888, Register's Office for Davidson County, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Radnor Homes, Inc. by deed from Rick Blakburn or recorded in Book 10784, Page 167, Register's Office for Davidson County Tennessee.

Subject property being further conveyed to Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership, by deed from Radnor Homes, Inc, recorded in the Register's Office for Davidson County, Tennessee, simultaneously herewith.

This conveyance is subject to the following: Taxes for 1999 and any subsequent years; Declaration of Covenants, Conditions, and Restrictions for Watercrest Townhomes including but not limited to easements, assignments, special assessments, charges and liens, contained in an instrument of record in Book 10788, pages 551 & 553, and Book 11158, page 931; Charter of Watercrest Townhomes Homeowner's Association, Inc., of record in Book 10788, page 546; By-Laws of Watercrest Townhomes Homeowner's Association, Inc. of record in Book10788, Page 591; Right of Way Agreement of record in Book 2242, page 139, as amended by instrument of record in Book 4438, page 711; and subject to all matters shown on the Plan of record in Book 8250, page 888; all in the Register's Office for Davidson County, Tennessee.

This deed is executed on behalf of Radnor Homes, Inc. pursuant to a Resolution of the Board of Directors dated the 12th day of November, 1998, designating Randi L. Dalton, Closing Coordinator as signatory.

Also being the same property conveyed to Jeffrey Boggan, an unmarried man, by deed from Pulte Homes Tennessee Limited, Partnership, a Nevada limited partnership, of record as in Book 11422, page 211, Register's Office for Davidson County, Tennessee.

This is improved property known as 3405 Old Anderson Road, #130, Antioch, Tennessee 37013.