return to:
Greater Nashville
Title & Closing Co.
200 Madison Street
Madison, TN 37115

Davidson County DEEDQC
Recvd: 06/24/08 08:45 2 pg
Fees:12.00 Taxes:0.00
20080624-0064759

Name and Address of New Owner:
Sean T. Boyd
and wife, Andrea Boyd
P.O. Box 11503
Zephyr Cove, NV 89448

Map and Parcel Nos.:
Map 149-6-166

Send Tax Bills to:
Same as New Owner

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TOMBOY PROPERTIES, LLC** does hereby quitclaim and convey unto **SEAN T. BOYD AND WIFE, ANDREA BOYD,** their successors and assigns, all its right, title and interest in and to the following described tract of land:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand on this the 13th day of June, 2008.

Tomboy Properties, LLC

By: _____
Title: Managing Member

STATE OF Nevada
COUNTY OF Douglas

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Andrea Boyd with whom I am personally acquainted and ~~who upon~~ her (his, ~~her~~) oath acknowledged herself (himself, ~~herself~~) to be the Member of **Tomboy Properties, LLC**, and that She (he, ~~she~~) as such Member being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of **Tomboy Properties, LLC** by the said Andrea Boyd as such Member.

Witness my hand and official seal at Stateline (city), Nevada (State), this the 13 day of June, 2008.

_____
Notary Public

Commission expires:
02/15/2009

HEATHER A. ROBERTS
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No. 05-96063-5 - Expires February 15, 2009

STATE OF Nevada
COUNTY OF Douglas

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

AFFIANT

Subscribed and sworn to before me,
this the 13 day of June, 2008.

Notary Public

HEATHER A. ROBERTS
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No. 05-96063-5 - Expires February 15, 2009

My Commission expires: 02/15/2009

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Oakwood Subdivision, Phase Six, Section Two, of record in Plat Book 7900, Page 626, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Sean T. Boyd and wife, Andrea Boyd by Warranty Deed from Brent C. Bumgarner and wife, Gina Bumgarner and recorded as Instrument No. 20060706-0080618 in the Register's Office for Davidson County, Tennessee. The said Sean T. Boyd and wife, Andrea Boyd subsequently conveyed all their right, title and interest in and to above property to Tomboy Properties, LLC by Quitclaim Deed of record as Instrument No. 20061116-0142482 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1005 Oak Ridge Court, Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE COMPANY
200 MADISON STREET
MADISON, TN 37115