PREPARED & RETURN TO
AFFORDABLE CLOSINGS
211 DONELSON PIKE
SUITE 213
NASHVILLE, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,532.00

Affiant

Subscribed and sworn to before me, this 10TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 2.24.09

(AFFIX SEAL)

CONNIE HOOPER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
211 Donelson Pike Suite 213
Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad E. Boardwine	New South Federal Savings Bank (NAME)	071-040-039.00
2621 Woodyhill Drive (ADDRESS)	210 Automation Way MSN 49730 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Birmingham, AL 35210 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Elizabeth R. Gilliam, Executrix, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Chad E. Boardwine, 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. 298, ON THE MAP OF JOYWOOD HEIGHTS, SECTIONS 2, AS OF RECORD IN BOOK 1130, PAGES 92 AND 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 298 FRONTS 60 FEET ON THE EASTERLY SAID OF WOODYHILL DRIVE AND RUNS BACK 193 FEET ON THE NORTHERLY LINE AND 193.1 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE, MEASURING 60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO *DEBORAH L. GILLIAM BY CASH DEED FROM JACK KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, DATED MARCH 3, 1992 AND RECORDED MARCH 5, 1992 IN RECORD BOOK 8566, PAGE 814, SAID REIGSTER'S OFFICE FOR DAVIDSON COUNTY, STATE OF TENNESSEE.

*DEBORAH L. GILLIAM NOW BEING DECEASED

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

unimproved ( )
This is improved (X) property, known as 2621 Woodyhill Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 10th day of July, 2008.

Elizabeth R. Gilliam, Executrix

BY: Executrix

State of Tennessee

Davidson County DEEDWARR
Recvd: 07/14/08 14:38 2 pgs
Fees:13.00 Taxes:227.67

20080714-0072179

WARRANTY DEED
(Continued)

County of Dickson

Personally appeared before me, the undersigned, a Notary Public within and for said County and State aforesaid, personally appeared Elizabeth R. Gilliam, Executrix with whom I am personally aquainted or proven to me upon the basis of satisfactory evidence and who upon his/her/or their oath acknowledged himself/herself/themselves to be the Executrix(s) of the Estate, the within named barginor, and that they as such Executrix(s) executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at White Bluff, Tennessee on this the 10th day of July, 2008.

Connie Hooper

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

Commission expires 2/24/2009.

RETURN TO:
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Nashville, TN 37214