PREPARED BY: + Return To:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 07/18/08 15:17 3 pg
Fees:18.00 Taxes:517.63

20080718-0074070

WARRANTY DEED

THIS INDENTURE is made and entered into this 14th day of July, 2008, by and between RENADA JUAN RUSSELL, MARRIED, hereinafter called Grantor, and DENNIS BOYD, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, RENADA JUAN RUSSELL, MARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto DENNIS BOYD, UNMARRIED, hereinafter referred to as Grantee, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2500 WESTERN HILLS DRIVE, NASHVILLE, TENNESSEE 37214.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons whomsoever.

BRADLEY TODD RUSSELL, husband of RENADA JUAN RUSSELL, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER(S):

Renada Juan Russell
RENADA JUAN RUSSELL
SIGNATURE OF SELLER

Bradley Todd Russell
BRADLEY TODD RUSSELL
SIGNATURE OF SELLER SPOUSE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RENADA JUAN RUSSELL, joined by her husband, BRADLEY TODD RUSSELL, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES May 08, 2012

Name and Address of Property Owner:

DENNIS BOYD

2500 WESTERN HILLS DRIVE
NASHVILLE, TENNESSEE 37214

Property Address:

2500 WESTERN HILLS DRIVE, NASHVILLE, TENNESSEE 37214

Person Responsible for Taxes:

Flagstar Bank
c/o First American Real Estate Tax Service
Escrow Reporting / Bill Receipt Dept
8333 N. Stemmons Freeway
Dallas, TX 75247

Map & Parcel #: MAP 73.03, PARCEL 52.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$139900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 14 day of **July, 2008.**

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES
May 08, 2012

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115 08-8171

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 34 on the plan of Sutherland Heights, Section I as of record in Book 2663, page 18 in the Register's Office for said County.

BEING the same property conveyed to RENADA JUAN RUSSELL, MARRIED, by Quitclaim Deed from Wilma M. McMillan, unmarried, of record in Instrument No. 20070822-0100484, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 73.03, PARCEL 52.00).
2. All matters as set forth on the Plan of Section One, Sutherland Heights, of record in Plat Book 2663, page 18, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.