

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$147,955.00
|John Boyter
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|31st DAY OF July, 2008.
|Susan Hendley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-14-2009
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John & Josie Boyter 509 Dutchmans Drive Hermitage, TN 37076	Churchill Mortgage Corp. 761 Old Hickory Blvd, Ste 400 Brentwood, TN 37027	Map 75.07 Parcel 138

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,

John A. Vargas and wife, Lisa Vargas

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

John Boyter and Josie Boyter, husband and wife

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:

Being Lot No. 104 on the Plan of Highlands of Tulip Grove, Section III as shown on Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee.

Said Lot 104 fronts 85.0 feet along the westerly margin of Dutchmans Drive and extends back 186.23 feet on the northerly line and 181.00 feet on the southerly line to a broken line in the rear on which it has a total measurement of 85.53 feet.

Being the same property conveyed to John A. Vargas, unmarried by deed from Brent Valley Builders, Inc. dated October 13, 1977 of record in Book 5209, Page 5, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 4793, Page 157, Annex Section 3 in Book 4849, Page 767, Amend Book 5020, Page 58, Amend in Book 5028, Page 357, Amend Book 5545, page 321, Amend Book 6017, Page 179, Register's Office for Davidson County, Tennessee.
3) 2008 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **509 Dutchmans Drive, Hermitage, TN 37076**
(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 curselves, 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 our hand(s) this 31st day of July, 2008.

John A. Vargas
John A. Vargas

Lisa Vargas
Lisa Vargas

Davidson County DEEDWARR
Recvd: 08/01/08 14:18 2 pgs
Fees:13.00 Taxes:547.58

20080801-0079397

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, John A. Vargas and wife, Lisa Vargas, with whom I am personally acquainted, (or who 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, at office, this 31st day of July, 2008.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076