Davidson County DEEDWARR
Recvd: 08/07/08 11:35 2 pgs
Fees:13.00 Taxes:802.90
20080807-0081521

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Dan Boyles
2843 McGavock Pike
Nashville, TN 37214

MORTGAGEE
Countrywide Home Loans

SEND TAX BILLS:
Countrywide
1199 N. Fairfax St Ste 500
Alexandria VA 22314

MAP-PARCEL:
MAP 073-03-0
PARCEL 058.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **William Anthony Neely, a married man, and William Anthony Neely, Executor of the Estate of Doris Faye Neely** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dan Boyles and wife, Robin Boyles,** 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. 165 on the plan of Sutherland Heights, Section 4, as of record in Plat Book 2854, Page 43, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Doris F. Neely by Quitclaim Deed from Jim Neely, dated April 13, 1993, of record in Book 8917, Page 521, Register's Office for Davidson County, Tennessee.
Doris F. Neely now being deceased and pursuant to her will filed under Probate Case No. 07P827 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, she left said property to William Anthony Neely.
William Anthony Neely was also appointed as executor of the estate.
Doris F. Neely and Doris Faye Neely is one and the same person.
Spouse does not join in this conveyance as this is not their primary residence.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; sewer right-of-way to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7586, Page 340; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2854, Page 43, Register's Office for Davidson, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as: **2843 McGavock Pike, Nashville, TN 37214.**

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 our hands this 29th day of July, 2008.

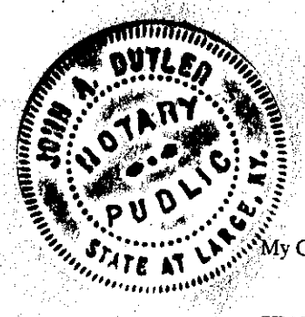
William Anthony Neely

William Anthony Neely

William Anthony Neely, Executor of the Estate of Doris Faye Neely, Executor of the Estate of Doris Faye Neely

STATE OF KENTUCKY
COUNTY OF FAYETTE AT-LARGE

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William Anthony Neely, a married man, and William Anthony Neely, Executor of the Estate of Doris Faye Neely the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.



Witness my hand and official seal this 29th day of July, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES AUG. 8, 2011

My Commission Expires: _____

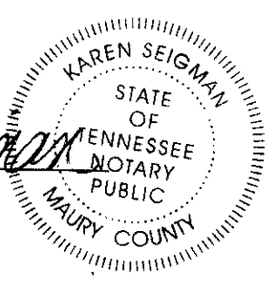
STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $217,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of July, 2008.

NOTARY PUBLIC



My Commission Expires: 1/24/09