Davidson County DEEDQC
Recvd: 08/07/08 12:00 2 pg
Fees:12.00 Taxes:0.00

20080807-0081546

Name and Address of New Owner:	Map and Parcel Nos.:
Sean T. Boyd and wife, Andrea Boyd P. O. Box 11503 Zephry Cove, NV 89448	07501001900

Send Tax Bills to:
Same as New Owne

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 5th day of August, 2008.

Tomboy Properties, LLC
By: S T Boyd / L C Boyd
Title: Member / Member

STATE OF California
COUNTY OF Placer

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sean Boyd and Andrea Boyd with whom I am personally acquainted and who upon their (his, her) oath acknowledged themselves (himself, herself) to be the Members of **Tomboy Properties, LLC**, and that they (he, she) as such Members 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 _____ as such _____.

Witness my hand and official seal at Roseville (city), California (State), this the 5 day of August. 2008.

Commission expires:
11/9/08

Lynda K. Marucheau
Notary Public

LYNDA K. MARUCHEAU
Commission # 1519328
Notary Public - California
Sacramento County
My Comm. Expires Nov 9, 2008

STATE OF California
COUNTY OF Placer

The actual consideration or value, whichever is greater, for this transfer is $ NONE .

AFFIANT

Subscribed and sworn to before me,
this the 5 day of August, 2008.

Notary Public

My Commission expires: 11/9/08

LYNDA K. MARUCHEAU
Commission # 1519328
Notary Public - California
Sacramento County
My Comm. Expires Nov 9, 2008

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Section 12, Hermitage Hills, as shown on plat of record in Book 4675, Page 125, 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 Tomboy Properties, LLC by Quitclaim Deed from Andrea Boyd which deed was recorded December 13, 2007 as Instrument No. 20071213-0143744 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 828-830 Heritage Trail, Hermitage, TN 37076

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