Davidson County DEEDWARR
Recvd: 12/30/08 09:21 2 pgs
Fees:13.00 Taxes:703.00
20081230-0123285

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 23rd day of December, 2008, by and between Margie O Maxwell, unmarried, party of the first part, and Windship Boyd and Mitchell Boyd, , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 66 on the Map of O.B. Hayes plan of Large lots, as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Villa Street, 200.5 feet, more or less, north of the north margin of Belcourt Avenue; thence westerly parallel to the north margin of Belcourt Avenue, 155 feet, more or less, to an alley; thence northerly 80 feet; thence easterly 155 feet, more or less, to the westerly margin of Villa Street; thence with the margin of the same southerly 80 feet to the beginning.

Being all or part of the same property conveyed to Margie O. Maxwell, by virtue of that certain Quit Claim Deed dated February 2, 2007, at Instrument No. 20070213-0018141 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2008 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Margie O Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Margie O Maxwell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they

executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of December, 2008.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09



Property Owner & Address: Windship Boyd and Mitchell Boyd

Tax Parcel No 10408036000

Property Address: 1715 Villa Place
Nashville, TN 37212

MAIL TAX
BILLS TO: Owner at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $190,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Melanie Deshiel
AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of December, 2008.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

