STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF December, 2008.

_____
Notary Public
MY COMMISSION EXPIRES: 3/20/10
File No. G8-6664D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 01/05/09 11:16 2 pgs
Fees:13.00 Taxes:273.80
20090105-0000656

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Belinda Hern and Dimas Hern, wife and husband (NAME) 632 Center Street (STREET ADDRESS) Madison, TN 37115 (CITY) (STATE) (ZIP)	SAME (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	44-5-215

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 HEREBYACKNOWLEDGED, WE, **Jack Vaughn, The Administrator for The Estate of Mark A. Boston and Martina L. Boston**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Belinda Hern and Dimas Hern, wife and husband,** 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:

Parcel No. 1:
Tract No 1:

Being Lot No. 206 on the Map of RAYON CITY, not of record described according to a survey made by John Wilkes, Civil Engineer, July 30, 1928, as follows:

Beginning on the southerly margin of Old Hickory Boulevard, formerly Bridgeway Avenue, at the corner of Lots Nos. 206 and 207; thence with the line between said two lots, southwardly 233.5 feet to the northwest line of Lot No. 218; thence northeastwardly, along the northwesterly line of Lots Nos. 205 and 219, 56.7 feet to the common corner of Lots Nos. 205 and 206; thence with the line between said two lots, northwardly 207.5 feet to the southerly margin of Old Hickory Boulevard; thence along said Boulevard, westwardly 50 feet to the beginning.

BEING a portion of the same property conveyed to Mark Anthony Boston and wife, Amy Jo Barton and Vestal L. Shrum and wife, Annice S. Shrum, by Warranty Deed of record as recorded in Book 8763, page 478, Register Office for Davidson County, Tennessee. Amy Jo Boston having since quitclaimed subject property in Quitclaim Deed of Record as recorded in Book 11372, page 892, Register's Office for Davidson County, Tennessee. Mark A. Boston having since died intestate on February 28, 2006, see order to Approve Auction of Real Estate entered October 10, 2008 in Probate Case No. 06P1399, Seventh Circuit Court for Davidson County, Tennessee Probate Division. This order authorized and empowered Jack Vaughn, Administrator, to sign on behalf of the Estate. Vestal L. Shrum, also known as Vestal Lee Shrum, having since died on October 1, 2007, therefore vesting his portion of property in his wife, Annice S. Shrum. Annice S. Shrum having since conveyed her interest in subject property to Martina L. Boston by QuitClaim Deed

of record as recorded as Instrument No. 200812010116112, Register's Office for Davidson County, Tennessee.

Martina L. Boston and Martina Boston is one and the same person.
Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Martina L. Boston is signed by her duly appointed Attorney-in-fact Jack Vaughn, pursuant to the Power of Attorney recorded as Instrument # 20090105-0000655, said Register's Office.

This is improved property, known as 207 Bridgeway Avenue, Old Hickory, TN 37138.

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. Whenever 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 my/our hand(s) this 22nd day of December, 2008.

THE ESTATE OF MARK A. BOSTON

By: _____ December 22, 2008
Jack Vaughn, Administrator Date

MARTINA L. BOSTON

By: _____ December 22, 2008
Jack Vaughn, Attorney-in-Fact Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jack Vaughn, Administrator for The Estate of Mark A. Boston, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Administrator of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of December, 2008.

My Commission Expires: 3/20/10

_____
Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jack Vaughn, Attorney-in-Fact for Martin L. Boston, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of December, 2008.

My Commission Expires: 3/20/10

_____
Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066