WARRANTY DEED

B-USE-09-502

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-8-2013
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery Boyd	NEW OWNER (NAME)	
502 DORAL COUNTRY DRIVE (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221-2606 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	142060D04500CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALEX SILVER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFERY BOYD AND SPOUSE TAVIS BOYD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 76B ON THE PLAN OF SECTION SEVEN DORAL COUNTRY VILLA OF RECORD IN PLAT BOOK 5200, PAGE 223, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF DORAL COUNTRY VILLA, SECTION VII, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD IN BOOK 5532, PAGE 727, AMENDED IN BOOK 5623, PAGE 252, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO ALINA KOZYUTYNSKA BY DEED FROM TRG COMPANY OF RECORD IN INSTRUMENT 200704160045223 ON 04/13/2007 AND FILED FOR RECORD ON 04/16/2007, REGISTER'S OFFICE FOR DAVIDSON COUNTY.
BEING THE SAME PROPERTY CONVEYED TO ALEX SILVER BY DEED FROM ALINA KOZYUTYNSKA OF RECORD IN INSTRUMENT 200803060022860 ON 02/26/2008 AND FILED FOR RECORD ON 03/06/2008, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT BOOK 5200, PAGE 223; COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS AS SET FORTH IN MASTER DEED OF RECORD IN BOOK 5532, PAGE 727, AS AMENDED IN BOOK 5623, PAGE 252, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS IS NOT THE PRIMARY OR MARITAL RESIDENCE OF SAID GRANTOR, ALEX SILVER.

unimproved ( )
This is improved (X) property, known as 502 DORAL COUNTRY DRIVE, NASHVILLE, Tennessee 37221-2606
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090074509 DEEDWARR
Recvd: 11/02/09 14:01 2 pgs
Fees:13.00 Taxes:386.65

20091102-0101032

Witness my/our hand(s) this 30th day of October, 2009.

Alex Silver

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alex Silver, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 30th day of October, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JAMES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903