BILL GARRETT, Davidson County
Trans:T20090085633 DEEDWARR
Recvd: 12/21/09 10:16 2 pgs
Fees:13.00 Taxes:495.80
20091221-0115678

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$134,000.00** (One Hundred Thirty Four Thousand).

Randall E. Davis
AFFIANT

Subscribed to and sworn before me this 17th day of December, 2009.

NOTARY PUBLIC MY COMMISSION EXPIRES: JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. (NOTARY SEAL)

My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Randall E. Davis and Phyllis E. Davis 300 Plymouth Rock Court Madison,TN 37115	Franklin American Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	042-11-0B 024.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **JACK BOYD, JR. AND WIFE BETTY R. BOYD,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RANDALL E. DAVIS AND PHYLLIS E. DAVIS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Apartment Unit No. 300 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, Page 179, and amended by First Amendment in Book 4808, page 829, by Second Amendment in Book 5102, page 383, by Third Amendment in book 6380, page 989, by Fourth Amendment in Book 6484, page 287, by Fifth Amendment in Book 9654, page 906 and by Sixth Amendment in Instrument No. 20040804-0093767, undivided percentage interest in Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the Plan of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such unit.

Being the same property conveyed to Jack Boyd, Jr. and wife, Betty R. Boyd by deed from Imogene E. Tatum of record in Book 11180, Page 612, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **300 PLYMOUTH ROCK COURT** **MADISON,TN37115**

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. 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, this 17th day of December, 2009

Jack Boyd, Jr.

BY: Charles R. Boyd
Charles R. Boyd
attorney in fact

Betty R. Boyd
Betty R. Boyd

BY: Charles R. Boyd
Charles R. Boyd
attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of December, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Charles R. Boyd**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Jack Boyd, Jr. and Betty R. Boyd**, and acknowledged that he executed that same as the free act and deed of the said **Jack Boyd, Jr. and Betty R. Boyd**.

WITNESS my hand and official seal this the 17th day of December, 2009.

JEFFREY M. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

Notary Public

Commission Expires: