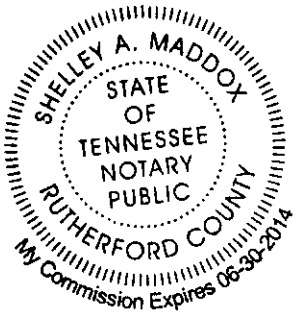
File No. 1103700

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: 6/30/14
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20110030054 DEEDWARR
Recvd: 05/20/11 09:18 3 pgs
Fees: 18.00 Taxes: 148.00
20110520-0038640

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
503 N. Maple St., Suite A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J2K Builders, LLC and William G. Wallis, Sr.	SAME	07109004700
(NAME) 5209 Lake Court	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Mary Boyd Fuller, Alice Boyd Kennon, Doyle Arthur Boyd, Jr. and Eleanor Boyd Green, Trustees of The Boyd Revocable Living Trust Agreement U/A/D April 22, 1999,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **J2K Builders, LLC, a Tennessee limited liability company, its successors and assigns (as to a one-half undivided interest) and William G. Wallis, Sr., his heirs and assigns (as to a one-half undivided interest)** hereinafter called the GRANTEES, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a certain tract of land in the city of Nashville, Davidson County, Tennessee with the address of 1505 Lock Rd. recorded in Deed Book 11502, page 743. Being more particularly described by a survey by Elkins Survey Company 4-5-2011.

Beginning at an iron pin at the southeast right of way of Baptist World Center Drive The northeast corner of the property described herein traveling S 32°08'45" W 281.28 to a spike; thence N 57°32'23 W 166.04 to a pk nail set; thence N 39°54'15" W 263.50' to a pk nail set; thence N 49°50'45" E 350.00' to an iron pin; thence S 34°27'22" E 338.10' to an iron pin to the point of beginning containing 2.85 acres.

Being the same property conveyed to Margaret D. Boyd, Trustee U/A/D April 22, 1999 of the Boyd Revocable Living Trust Agreement and any Successor in Trust, by Quitclaim Deed of record in Book 11502, page 743, of the Register's Office of Davidson County, Tennessee. Margaret D. Boyd having since died on January 8, 2003, leaving Mary Boyd Fuller, Alice Boyd Kennon, Doyle Arthur Boyd Jr. and Eleanor Boyd Green as Successor Trustees.

This conveyance is subject to all matters as set forth per Book 19, Page 504, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances and (2) building restrictions.

un
This is improved ☒ property, known as 1505 Lock Road, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and GRANTOR covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors and assigns, 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. 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.

Witness our hands this 16th day of May, 2011.

THE BOYD REVOCABLE LIVING TRUST

BY: Mary Boyd Fuller, Trustee
Mary Boyd Fuller, Trustee

BY: Alice B Kennon
Alice Boyd Kennon, Trustee

BY: Doyle Arthur Boyd Jr
Doyle Arthur Boyd, Jr., Trustee

BY: Eleanor Boyd Green
Eleanor Boyd Green, Trustee

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Boyd Fuller, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged themselves to be the Trustees of the Boyd Revocable Living Trust, the within named bargainor, and that they being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 16th day of May, 2011.

Commission expires: 3-18-2015

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

L. F. Vaughn
Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alice Boyd Kennon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged themselves to be the Trustees of the Boyd Revocable Living Trust, the within named bargainor, and that they being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this ~~16th~~ 18th JDK day of May, 2011.

Commission expires: 5/17/2014

J. D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doyle Arthur Boyd, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged themselves to be the Trustees of the Boyd Revocable Living Trust, the within named bargainor, and that they being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 16th day of May, 2011.

Commission expires: 5/17/2014

J.D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eleanor Boyd Green, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged themselves to be the Trustees of the Boyd Revocable Living Trust, the within named bargainor, and that they being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 18th day of May, 2011.

Commission expires: 5/17/2014

J.D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

File Number: 1103700

RETURN TO:

Lawyers Land & Title Services, LLC
503 North Maple Street, Suite A
Murfreesboro, TN 37130