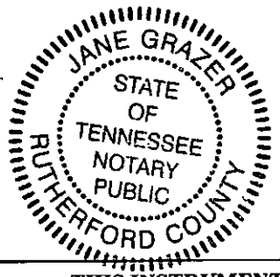
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER 2011

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey R. Allgood and Megan L. Enyeart	Same address	073 11 0 002.00
(NAME)	(NAME) as new owner	
2243 Cabin Hill Road	(ADDRESS)	
(ADDRESS)		2011-0643
Nashville, TN37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **James M. Boyce, III and wife, Stephanie Boyce**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey R. Allgood*** **and Megan L. Enyeart****, 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: *an unmarried person **an unmarried person

Land in Davidson County, Tennessee, being Lot No. 490 on the Plan of Sunset View, Section 7, of record in Book 2900, page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 490 fronts 140 feet on the westerly side of Cabin Hill Road and runs back 254.3 feet on the southerly line and 229.3 feet on the northerly line, to a dead line in the rear on which it measures 172.45 feet.

Being the same property conveyed to James M. Boyce III by Quitclaim Deed of record in Instrument No. 20090515-0045029, Register's Office of Davidson County, Tennessee, of Jane B. Stephens, individually and as Executor of the Estate of Jimmie Sue Vaughan Boyce, so named name in the Last Will and Testament of Jimmie Sue Vaughan Boyce, duly probated and of record in Docket Number 08P-1405, Davidson County, Tennessee Probate Court Clerk's Office. See also Scrivener's Affidavit of record in Instrument No. 20110120-0005743, said Register's Office correcting affidavit of consideration.

Subject to: Subject to all matters appearing on the Plan of record in Plat Book 2900, page 109, said Register's Office. Possibly subject to Restrictive Covenants contained in instrument of record in Book 3963, page 584, said Register's Office.

This property, known as 2243 Cabin Hill Road, Nashville, TN 37214
(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 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. 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:T20110081574 DEEDWARR
Recvd: 12/27/11 11:03 2 pgs
Fees:13.00 Taxes:721.50
20111227-0100672

Witness my/our hand(s) this 19th DAY OF DECEMBER 2011.

James M. Boyce III by Yvette Meldrum his attorney in fact

James M. Boyce, III by Yvette Meldrum, his attorney in fact

Stephanie Boyce by Yvette Meldrum her attorney in fact

Stephanie Boyce by Yvette Meldrum, her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact, for James M. Boyce III and Stephanie Boyce, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said James M. Boyce III and wife, Stephanie Boyce, as their free act and deed for the purposes therein contained, said Power of Attorney being recorded simultaneously herewith at the Register's Office of Davidson County, Tennessee.

Witness my hand, at Office, this 19th day of December, 2011.

JACKIE LAMPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-16-2013

Jackie Lampley, Notary Public

My Commission Expires: 6/16/2013.