THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12010084** mail Parthenon Title 85 White Bridge Rd Suite 100-B Nashville, TN 37205	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $435,000.00 Affiant Subscribed and sworn to before me, this 1st day of February, 2012. Notary Public My Commission Expires: 7/16/15

NOTARY PUBLIC AT LARGE
KAREN C. ASPLIN

WARRANTY DEED

Address New Owner: James Lawrence and Mary Beth Lawrence 415 Humphreys St Nashville TN 37203	Send Tax Bills To: New Owner 7700 Easton Wyndmoor PA 19038	Tax Information: Tax Parcel ID No. 105-7-33.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James K. Boulton and Joyce Boulton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Lawrence and Mary Beth Lawrence, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 56 on the Plan of Humphrey Houston and Martins Addition, as of record in Book 36, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 50 feet on the Southerly side of Humphreys Street and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed by Warranty Deed from Rayburn McGowan, Jr., unmarried, his undivided 1/2 interest to James K. Boulton as recorded on the 5th day of June, 2006 in Instrument No. 20060605-0066259 and Warranty Deed from Billy Wayne Rickles, II to James Boulton and Rayburn McGowan, Jr. as recorded on the 14th day of October, 2005 in Instrument No. 20051014-0124116, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HUMPHREY HOUSTON AND MARTINS ADDITION, as recorded in Plat Book 1, Page(s) 35 (Chancery Court) and Plat Book 36, Page 117.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Rights of tenants in possession under unrecorded lease(s).

This is improved property located at 415 Humphreys St Nashville TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20120009072 DEEDWARR
Recvd: 02/06/12 15:32 2 pgs
Fees:13.00 Taxes:1609.50
20120206-0010714

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of February, 2012.

James K. Boulton

Joyce Boulton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James K. Boulton and Joyce Boulton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2012

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014