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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,900.00

Billy Joe England
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF May 88

Patricia Pulliam
Notary Public

MY COMMISSION EXPIRES 9/9/89

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Billy Joe England (NAME)	BancBoston Mortgage Corporation (NAME)	MAP 42-8
400 Amquiwood Court (STREET ADDRESS OR ROUTE NUMBER)	2119 Sixth Avenue North (STREET ADDRESS)	PARCEL 44
Madison, TN 37115 (CITY) (STATE) (P O ZIP)	Birmingham, AL 35203 (CITY) (STATE) (ZIP)	11D33576

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, Tri-County Builders, a Tennessee General Partnership composed of Robert B. Beck, Martha Lu Beck and Carson W. Beck,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy Joe England and wife, Peggy J. England

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.

BEING Lot No. 40 on the Plan of Heritage Place Subdivision, of record in Plat Book 5200, page 628, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Tri-County Builders, a Tennessee general partnership composed of Robert B. Beck, Martha Lu Beck and Carson W. Beck, by deed from Heritage Place Partners, a Tennessee General Partnership, of record in Book 7192, page 385, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6148, Page 537, Register's Office for said County.

3531.4

IDENTIFICATION REFERENCE

JUN 1 8 56 AM '88
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

9973 06/01 0101 03CHECK 207.82

This is unimproved ( ) improved (XX) property, known as 400 Amquiwood Court, Madison, TN 37115
(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 heir 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 covey 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.

Witness my hand this 26th day of May, 19 88

Tri-County Builders

By: Robert B. Beck

By: Martha Lu Beck

By: Carson W. Beck

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted/and who acknowledged that (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted/and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Tri-County Builders

TO

Billy Joe England
Peggy J. England

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

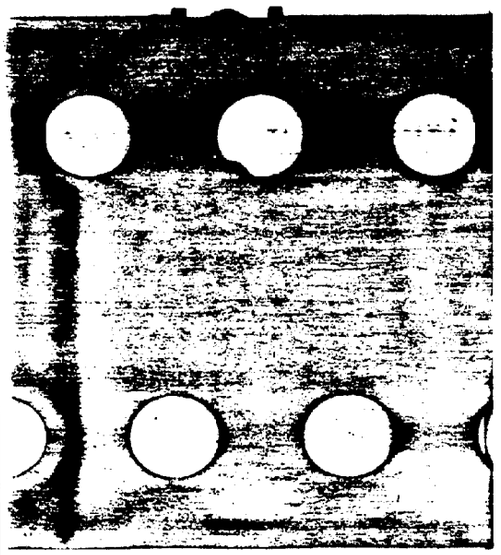
Before me, the undersigned, of the state and county aforesaid, personally appeared Robert B. Beck, Martha Lu Beck , and Carson W. Beck, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence), an who, upon oath, acknowledged themselves to be partners of Tri-County Builders, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

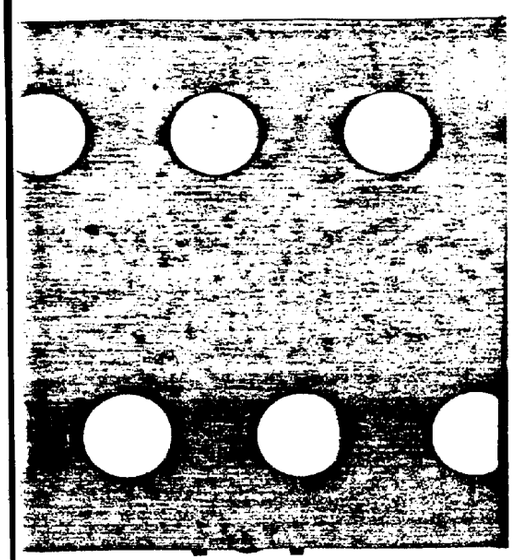
Witness my hand and seal, this 26th day of May, 1988.

My Commission Expires: 9/9/89

Patricia Nicholls
Notary Public

NOTARY PUBLIC AT LARGE OF TENNESSEE





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 71900.00
				CON TX 201.32
				PRFEE 0.50
				WDEED 6.00
				TOTAL 207.82
				CHECK 207.82
06/01/98	01			08:59 0001 9973

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3531: 4.

IDENTIFI REFERENCE

JUN 1 8 56 AM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96889