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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $80,362.52

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 1989.

Notary Public

MY COMMISSION EXPIRES November 21, 1992

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lee E. Cranford, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kathleen S. Boyett (NAME)	CityFed Mortgage Company (NAME)	Map 161-10A
5380 Village Way (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street STREET ADDRESS	Parcel 30
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (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, WE Thomas F. Hamill and wife, Rhonda J. Hamill

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathleen S. Boyett, unmarried

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

Land in Davidson County, Tennessee, being Lot No. 49 as shown on the plat of Villages of Brentwood, Phase One, of record in Book 5200, page 613, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of subject lot.

Being the same property conveyed to Thomas F. Hamill and wife, Rhonda J. Hamill by deed from Howell & Sons Construction Company of record in Book 6848, Page 952, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6848, page 955, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

22262

APR 5 1 04 PM '89

This is unimproved ( ) improved (XX) property known as 5380 Village Way, Nashville, TN 37211
(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.

Witness their hands this 31st day of March, 1989

Thomas F. Hamill

Rhonda J. Hamill

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Lee E. Cranford, a Notary Public in and for said County and State, the within named Thomas F. Hamill and wife, Rhonda J. Hamill

the bargainorS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1989

Commission expires November 21, 1992

Lee E. Cranford
Notary Public

STATE OF TENNESSEE
Davidson County

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 (this oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____

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

My commission expires _____

Notary Public

WARRANTY DEED

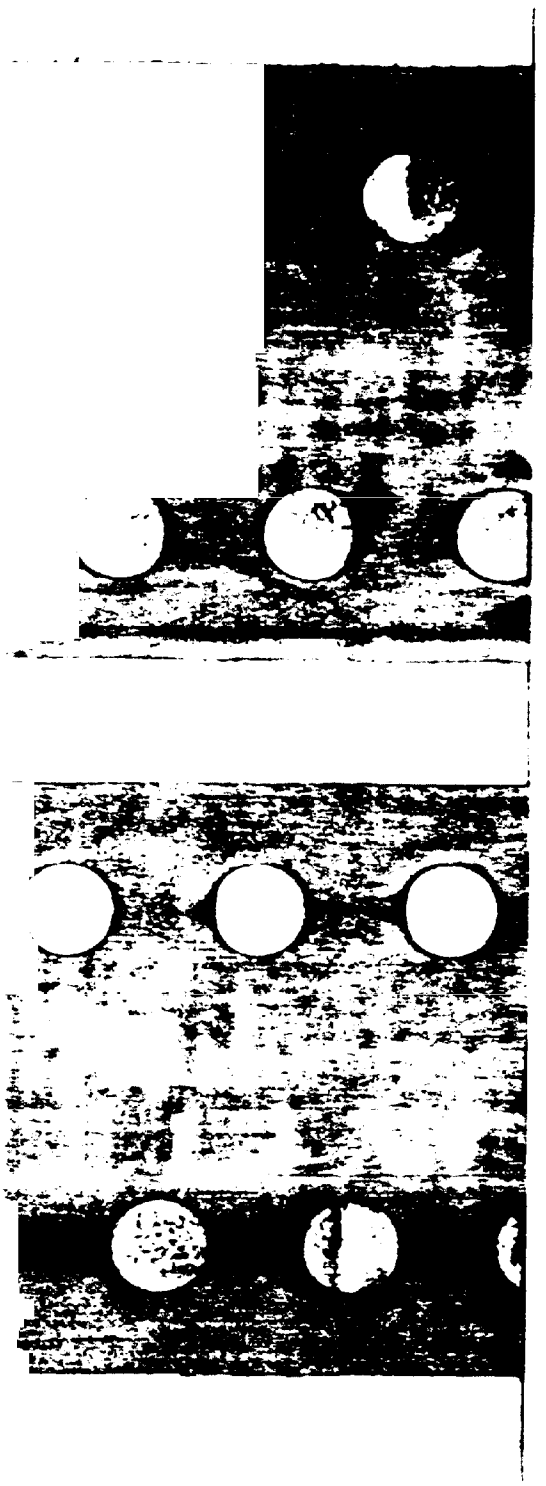
FROM

Thomas F. Hamill and wife, Rhonda J. Hamill

TO

Kathleen S. Boyett, unmarried

Compliments of
Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	90362.52
CON TX	298.32
PRFEE	0.50
MREEX	5.00
TOTAL	304.82
CHEC	304.82

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22262

Apr 5 1 04 PM '89

No. 197049