Box 25

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,900.00

Richard A. Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 89

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(AFFIX SEAL)

BOOK 7856 PAGE 287

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	~~SEND TAX BILLS TO~~ Mortgagee:	MAP-PARCEL NUMBERS
Richard A. Boyd (NAME)	COUNTRYWIDE FUNDING CORPORATION (NAME)	83-1-183
930 Granada Avenue (STREET ADDRESS OR ROUTE NUMBER)	155 N. Lake Ave., P.O. Box 7137 (STREET ADDRESS)	27W-20040
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Pasadena, CA 91109-7137 (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, ~~Joseph S. Phillips, Unmarried~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Richard A. Boyd and Terrie Dorren Frazier, Both Unmarried~~, as joint tenants with the right of survivorship

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 the easterly 58.5 feet of Lot Nos. 25, 26, and 27, on the Map of James Burns Subdivision, of record in Book 421, page 40, Register's Office for Davidson County, Tennessee.

SAID Part of Lots 25, 26, and 27 front 58.5 feet on the southerly side of Bailey or Grande Avenue and run back between parallel lines, along the westerly margin of an alley, 150.0 feet to the northerly line of Lot No. 28.

BEING the same property conveyed to Joseph S. Phillips by deed from Jennifer Horton and Albert S. Phillips, Co-Executors under the estate of Rosa Maye South, of record in Book 7226, page 413, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

JUN 5 8 48 AM '89

38102

unimproved ( )
This is improved (XX) property, know as ~~930 Granada Avenue, Nashville, TN 37206~~
(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 convenant 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 his hand this 31st day of May, 19 89

Joseph S. Phillips Joseph S. Phillips

STATE OF TENNESSEE
Davidson County

BOOK 7856 PAGE 288

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph S. Phillips

the bargainor, with whom I am personally acquainted, * and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 19 89.

Commission expires 11-2-89

Notary Public

* or proved to me on the basis of satisfactory evidence.

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 (his 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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM

Joseph S. Phillips, Unmarried

TO

Richard A. Boyd and Terrie Dorren Frazier, Both

J ...ried

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

1432 06/05 0101 03/MEOR



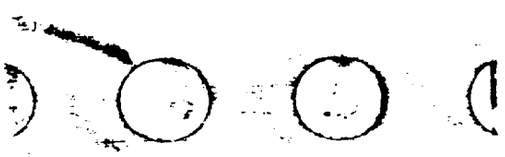
OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7856 PAGE 289



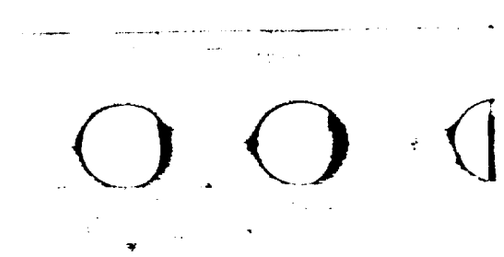
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

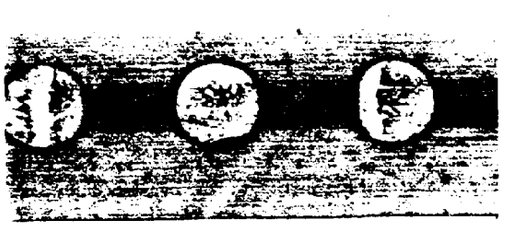
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 49900.00
CON TX 164.67
PRFEE 0.50
WDEED 6.00
TOTAL 171.17
CHECK 171.17

06/05/89 01 08:51 0001 1432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





3818 62

JUN 5 8 48 AM '89

No. 215795