BOX 15

BOOK 8264 PAGE 419

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 110,500.00

William J. Boyce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 19 90

Notary Public

MY COMMISSION EXPIRES: May 26, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Boyce (NAME)	PHH US Mortgage Corporation (NAME)	MAP 150-12A
3701 Huntingboro Court (ADDRESS)	55 Haddonfield Road (ADDRESS)	PAR 10
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Cherry Hill, New Jersey 08002 (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, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Boyce and wife, Beverly G. Boyce

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. 685, Somerset, Phase II, a Planned Unit Development, as of record in Book 6900, page 734, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc, by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell by deed of record in Book 4687, page 44, said Register's Office; by deed from Carl J. Strassle and wife, Sandra G. Strassle of record in Book 5172, page 405, said Register's Office; and by deed from Hubert Beard and wife, Scnear Beard of record in Book 4654, page 67, said Register's Office. The said Philhall Corp. having since quitclaimed its interest in said property to Randall Phillips Builders, Inc. of record in Book 5508, page 923, re-recorded in Book 7411, page 171, said Register's Office. The said Randall Phillips Builders, Inc. was merged into Phillips Builders, Inc. by Article of Merger of record in Book 7298, page 203, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 3701 Huntingboro Court, Antioch, TN 37013
(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 my hand this 21st day of December, 19 90

Phillips Builders, Inc.
By: Jackie Roark, Sr. V.P.
Jackie Roark, Vice President

TNOIW 12/88
First Data Systems, Inc
1-800-626-5427

BOX 15

STATE OF TENNESSEE
COUNTY OF

BOOK 8264 PAGE 420

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 or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ 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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jackie Roark and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Vice President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that she as such Vice President 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 Jackie Roark as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tn. on this the 21st day of December 19 90.

My commission expires May 26, 1993

_____
Notary Public

8 11 9 3 6

IDENTIF. REFERENCE

DEC 27 1 26 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

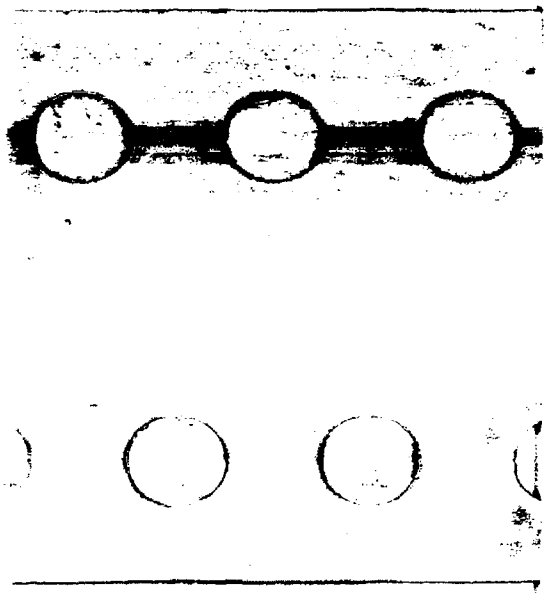
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
William J. Boyce and wife, Beverly G. Boyce

RETURN TO:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, Tn. 37215

2225 12/27 0101 03CHECK 371.65



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 110500.00
CON TX 364.65
PRFEE 1.00
WDEED 6.00
TOTAL 371.65
CHECK 371.65
12/27/90 01 13:25 0001 2225



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81936

IDENTIF. REFERENCE

DEC 27 1 26 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384607