This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
1281-G N. Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 754-9151

BOOK 9672 PG 504

ADDRESS NEW OWNER:
Gail B. Boardwine
3412 Harvest Court
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Source One Mortgage Services Corporation
27555 Farmington Road
Farmington Hills, MI 48334-3357

MAP AND PARCEL:
MAP 150 Gp. 3
PARCEL 18.00
ID # 2DX 03396

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MARION F. JENKINS, JR. AND WIFE, ANGELA DELL JENKINS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JERRY W. BOARDWINE AND WIFE, GAIL B. BOARDWINE, 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. 4 on the Plan of The Country Subdivision, Section I, of record in Book 4955, Page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Marion F. Jenkins, Jr. and wife, Angela Dell Jenkins, by deed of record in Deed Book 6693, Page 686, Register's Office for DAVIDSON County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to Restrictive Covenants of record in Book 5111, Page 606, said Register's Office.

This is improved property known as 3412 Harvest Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jerry W. Boardwine and wife, Gail B. Boardwine, their heirs and assigns, forever; and we, Marion F. Jenkins Jr. and wife, Angela Dell Jenkins 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 12th day of May, 1995.

Marion F. Jenkins Jr.

Angela Dell Jenkins

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Marion F. Jenkins Jr. and wife, Angela Dell Jenkins 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 7-25-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 99,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of May, 1995.

NOTARY PUBLIC
My Commission Expires: 7-25-98

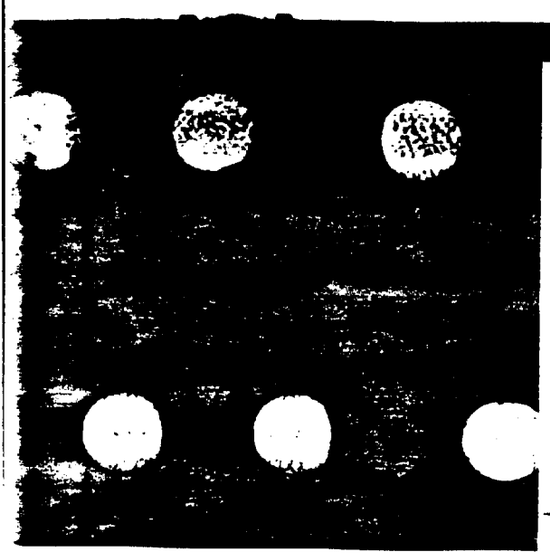
61018

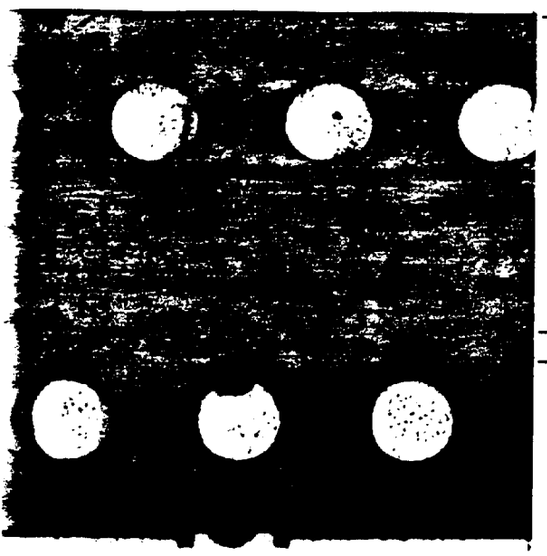
IDENTIFICATION REFERENCE

95 MAY 16 AM 8:54

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1291 05/16 0101 03CHECK 375.30





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

RECEIVED OF _____

FOR _____

BOOK 9672 PG 506

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT 99000.00
ERR CO
MAMT 99000.00-
CAMT 99000.00
CON TX 366.30
PRFEE 1.00
MDEED 8.00
TOTAL 375.30
CHECK 375.30

05/16/95 01 08:54 0001 1291

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61018
IDENTIF. & REFERENCE

95 MAY 16 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 910659