BOX 15

WARRANTY DEED

BOOK 9891 PG 973

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Charles H Boner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF December 19 95

NOTARY PUBLIC AT LARGE
Notary Public

MY COMMISSION EXPIRES May 7, 1997

STATE OF TENNESSEE NOTARY PUBLIC

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
Charles H. Boner, Jr. (NAME)	PHH Mortgage Services (NAME)	MAP 148-6
3813 Syfert Lane (ADDRESS)	6000 Atrium Way (ADDRESS)	PARCEL 59
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Mt Laurel, NJ 08054 (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, Irene Dillingham, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles H. Boner, Jr. and wife, Jeanne J. Boner

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. 59 on the Plan of Murray Heights, as of record in Book 2663, page 37, and amended in Book 2750, page 99, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry G. Tomlinson and wife, Irene J. Tomlinson, by deed from Jeff N. Keyes and wife, Joyce D. Keyes of record in Book 4211, page 710, Register's Office for Davidson County, Tennessee. Said property vested to Irene Tomlinson by divorce decree from Larry Gilbert Tomlinson by deed dated February 10, 1975, entered February 20, 1975 in Book 94C, Page 1139, Fourth Circuit Court of Davidson County. The said Irene J. Tomlinson and Irene J. Dillingham being one and the same person.

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

And I, Earl D. Dillingham, husband of Irene Dillingham, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 3813 Syfert Lane, 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 my hand this 18th day of December 19 95

Irene Dillingham

Earl D Dillingham

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9891 PG 974

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Irene Dillingham, ~~unmarried~~ and Earl D. Dillingham

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they ~~is~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1995.

Commission expires May 7, 1997

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

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

My commission expires _____

Notary Public

95 DEC 20 PM 3:44

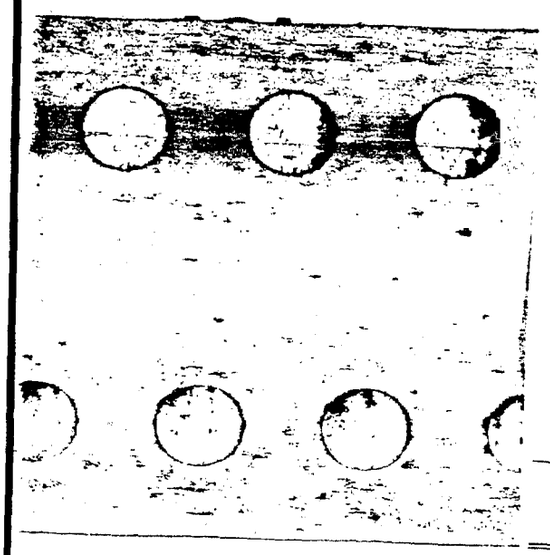
013402

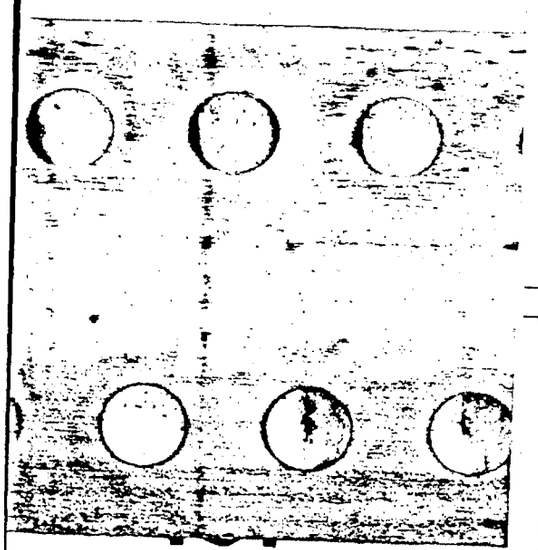
Warranty Deed from Irene Dillingham, to Charles H. Boner, Jr. and wife, Jeanne J. Boner.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

95 12/20 0101 CHECK

231.00





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

RECEIVED OF _____

FOR _____

BOOK 9894 PG 975

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

CAMT 60000.00
CON TX 222.00
PRFEE 1.00
DEED 3.00
[illegible] 226.00
[illegible] 226.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0134021 IDENTIFICATION REFERENCE

95 DEC 20 PM 3:44

12/20/95 01 15:43 0001 0440

No. 988858