BOOK 10002 PG 515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

96-1398B

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,500.00

John K Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 19 96.

Janis L. Duree
Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/23/98

Mail

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John K. Boyd	Pacific American Mortgage	53-6-B-101CO
(NAME)	(NAME)	
1996 Waterford Drive	210 25th Avenue N., Suite 500	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Old Hickory, TN 37138	Nashville, TN 37203	
(CITY) (STATE) (P.O. ZIP)	(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, J & M Homebuilders, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John K. Boyd and wife, Kristy R. Boyd

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:

Being Lot No. 130 on the Plan of Phase 5-B, Waterford Subdivision, of record in Plat Book 7900, pages 838 & 839, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to J & M Homebuilders, Inc., a Tennessee corporation, by deed of record in Book 9668, page 404, Register's Office for Davidson County, Tennessee.

D167160
IDENTIF. & REFERENCE

96 APR -3 AM 10:18
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5980 04/03 0101 03CHECK 384.55

This is improved property known as 1996 Waterford Drive, Old Hickory, TN 37138

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 his hand this 1st day of April, 19 96.

J & M Homebuilders, Inc.
Joe L. Wall
Joe L. Wall, President
President

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96-1398B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared Joe L. Wall and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the President and _____ respectively of the J & M Homebuilders, Inc. the within named bargainor, a corporation, and that (he / they) as such President 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 Joe L. Wall as such President and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 1st day of April, 19 96.

My commission expires 5/23/98

Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

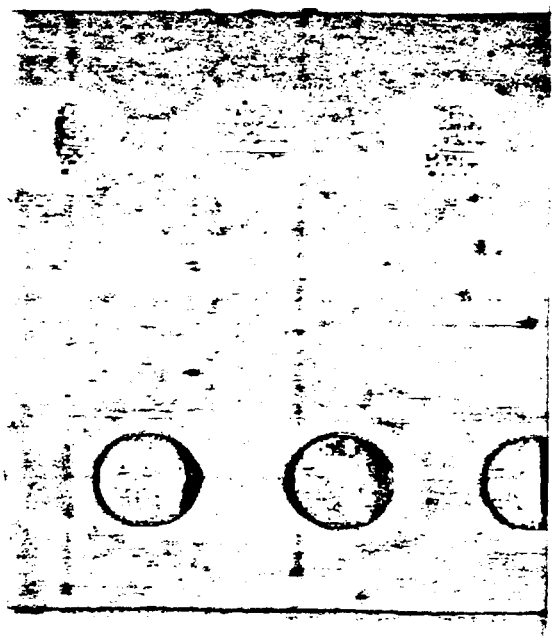
Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

J & M Homebuilders, Inc., a Tennessee Corporation

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 1st day of April, 19 96.

My commission expires 5/23/98

Notary Public Janis L. Duree



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

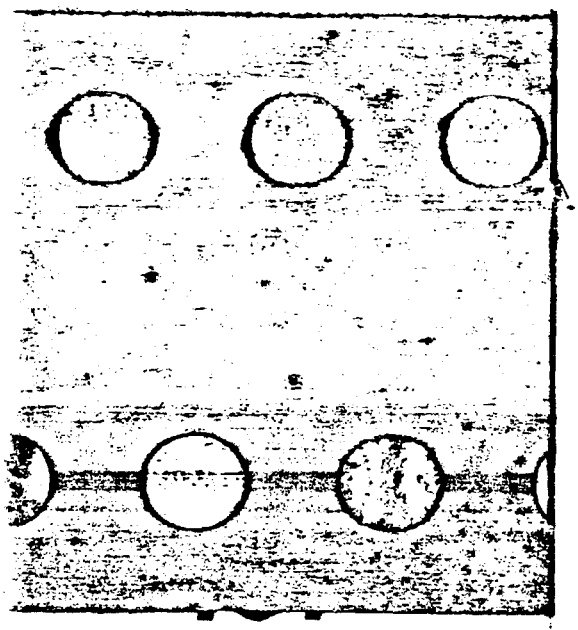
RECEIVED OF _____

FOR _____

BOOK 10002 PG 517

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 101500.00
CON TX 375.55
PRFEE 1.00
WDEED 8.00
TOTAL 384.55
CHECK 384.55

04/03/96 01 10:21 0001 5980

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167160
IDENTIF. & REFERENCE

96 APR -3 AM 10:18
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1023976