THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Stokes & Bartholomew 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,100.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 96. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

10084:573

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Anne Boyd (NAME)	First Union Mortgage Corporation (NAME)	117-070B
3178 Hillsboro Road (ADDRESS)	150 Fayetteville Street Mall (ADDRESS)	105CO/010CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Raleigh, NC 27601-2919 (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, Mary K. Boyd, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer Anne Boyd, an unmarried person

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, described as follows, to-wit:

BEING Unit No. 105 as shown on the Plat of The Claridge of record in Book 5800, page 63, Register's Office for Davidson County, Tennessee, together with Storage Room S-15 and Garage G-10, as shown on said Plat, together with an undivided interest in the common elements of the Claridge Homeowners' Association, all as described in Book 5896, page 607, et seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

BEING the same property conveyed to W. J. Boyd, Sr. and wife, Mary K. Boyd by deed from James A. Graham, unmarried, of record in Book 7746, page 524, Register's Office for Davidson County, Tennessee. W. J. Boyd, Sr. having since died on December 27, 1995.

0192035
IDENTIF. & REFERENCE
96 JUN 12 PM 3:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3178 Hillsboro Road, Nashville, TN 37215
(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 31st day of May, 19 96

Mary K. Boyd
Mary K. Boyd

BOOK 10084 PG 574

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary K. Boyd, an unmarried person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, _____, Tennessee, this 31st day of May, 1994.

Commission expires 5-5-94

_____
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 _____.

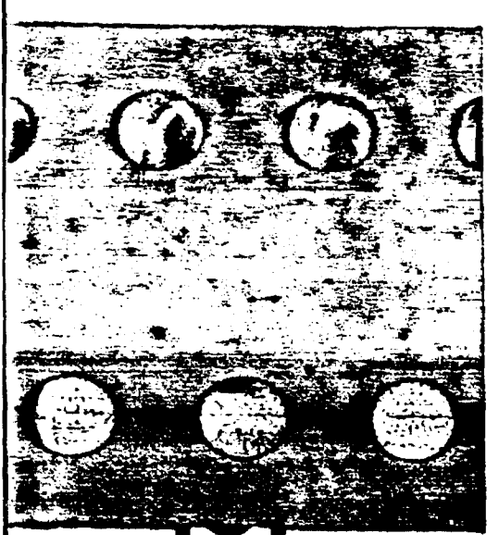
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

2736 06/12 0101 03CHECK 408.97





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

RECEIVED OF _____

FOR _____

BOOK 10084 PG 575

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 108100.00
				CON TX 399.97
				PRFEE 1.00
				WDEED 8.00
				TOTAL 408.97
				CHECK 408.97
			06/12/96 01	15:26 0001 2736

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0192035
IDENTIF. ↑ REFERENCE

96 JUN 12 PM 3:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1050566