BOOK 10145 PG 690

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ W 117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY 19 96

Notary Public

MY COMMISSION EXPIRES: 5/8/97

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TODD W. BOYCE et ux (NAME)	CTX Mortgage (NAME)	42-15-113
210 Beverly Drive (STREET ADDRESS OR ROUTE NUMBER)	3710 Rawlins (STREET ADDRESS)	11D-12575
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Dallas Tx 75219 (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 EDWARD M. MUMMERT and wife, MARY JO TALLEY MUMMERT HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TODD W. BOYCE and wife, TAMRA J. 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. 43 on the plan of Blair Heights, Section Three, of record in Book 2133, page 104, Register's Office for said County.

SAID Lot No. 43 fronts 207.47 feet on the westerly margin of Beverly Drive and extends back 217.47 feet on the northerly line and 266.19 feet on the southerly line to a dead line in the rear, measuring 120.87 feet thereon.

BEING the same property conveyed to Edward M. Mummert and wife, Mary Jo Talley Mummert by deed from Robert C. Butler and wife, Barbara A. Butler of record in Book 7624, page 752, Register's Office for Davidson County, Tennessee.

IDENTIF. ↑ REFERENCE 0210992

96 AUG -5 PM 12:55
FELIX Z. HILSMAN, REGISTER
DAVIDSON COUNTY, TN.

This is improved ( ) unimproved ( ) property, known as X 210 Beverly Drive, Madison, Tennessee 37115
(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 our hand s this 31st day of July, 19 96

Edward M. Mummert
EDWARD M. MUMMERT

Mary Jo Talley-Mummert
MARY JO TALLEY MUMMERT

BOOK 10145 PG 691

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named EDWARD M. MUMMERT and wife, MARY JO TALLEY MUMMERT

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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 19 96

Commission Expires 5/8/99

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

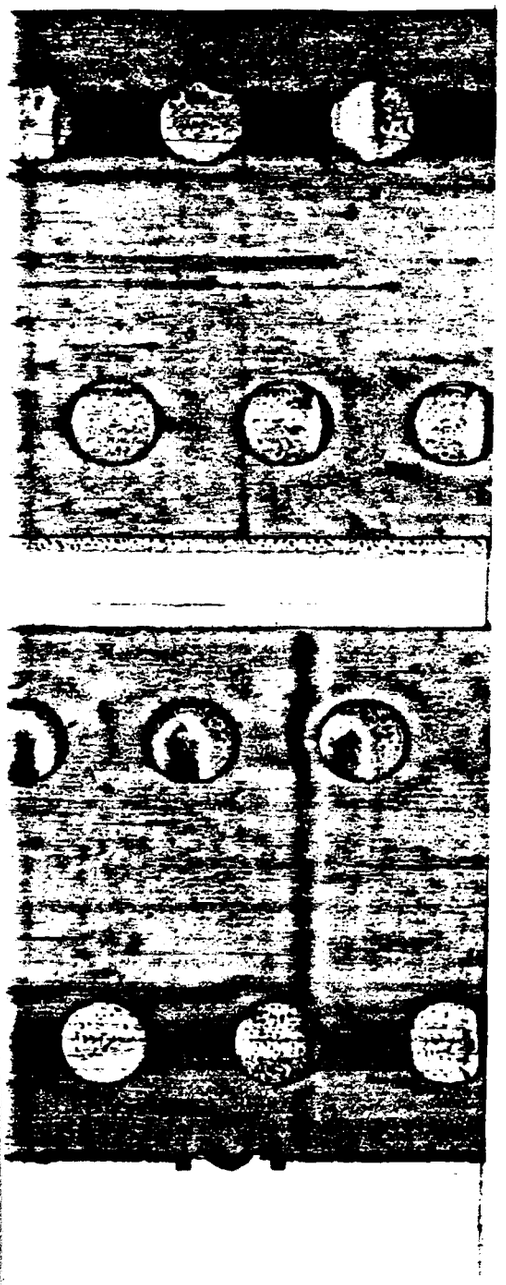
FROM

TO

3215 08/05 0101 03CHECK 441.50

Mail
Amy Cross

0210993



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

RECEIVED OF _____

FOR _____

BOOK 10145 PG 692

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
				117000.00
				CON TX 432.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 441.90
				CHECK 441.90
08/05/96		01		13:01 0001 3215

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0210992
IDENTIF. ↑ REFERENCE

96 AUG -5 PM 12:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1070786