Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #97-1209

WARRANTY DEED

BOOK 10502 PG 213

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael A. Boden,** and wife **Connie E. Boden**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ciceron A. Bermudez,** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 15 on the Plan of Ransom Village, as of record in Book 7900, Page 833, 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 Michael A. Boden and wife Connie E. Boden by deed of record in Book 9732, Page 664, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

97 JUN 23 PM 2:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03187 13
IDENTIF. ↑ REFERENCE

6222 06/23 0101 03CHECK 426.73

This is improved property, known as: 708 Vanguard Place, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 17th day of June, 1997

Michael A. Boden

Connie E. Boden

BOOK 10502 PG 214

State of Tennessee)
County of Davidson)

On this the 17th day of June, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Michael A. Boden and Connie E. Boden**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$112,900.00**.

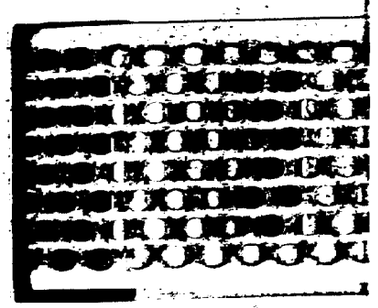
Affiant

Sworn and subscribed before me on this the 17th day of June, 1997

Notary Public

My Commission Expires: 11-22-97

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Ciceron A. Bermudez	Franklin American Mortgage	135-14C-15
708 Vanguard Place	214 Overlook Court, Suite 150	
Antioch, TN 37013	Brentwood, TN 37027	



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10502 PG 215

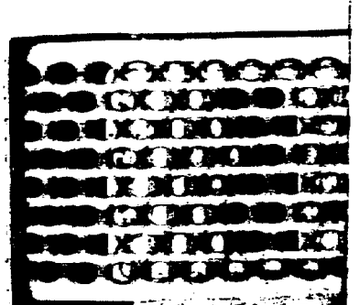
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 112900.00
CON TX 417.73
PRFEE 1.00
WDEED 8.00
TOTAL 426.73
CHECK 426.73

06/23/97 01 14:54 0001 6222

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03107113
IDENTIF. ↓ REFERENCE

97 JUN 23 PM 2:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1166055