BOX 1

WARRANTY DEED

BOOK 10553 PG 597

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Paul F. Boniol
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 97

NOTARY PUBLIC AJ LARGE

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

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
Paul Fitzhugh Boniol	Merrill Lynch Credit Corporation	MAP 150-7
(NAME)	(NAME)	
3421 Daisy Trail	515 Post Oak Blvd, Suite 360	PARCEL 440
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Houston, TX 77027	
(CITY) (STATE) (ZIP)	(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, Keith J. LaFrance and wife, Robin A. LaFrance

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Fitzhugh Boniol and wife, Jennifer Hammond Boniol

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. 342, Section Seven-A, on the Plan of The Country, as of record in Book 6250, page 308, 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 Keith J. LaFrance and wife, Robin A. LaFrance by deed from Walter Jared Hills, IV and wife, Bonnie K. Hills and Sylvia C. Hills of record in Book 9672, page 316, Register's Office for Davidson County, Tennessee.

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

2154 08/01 0101 03CHECK 445.60

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IDENTIF. ↑ REFERENCE

97 AUG -1 PM 3:53

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3421 Daisy Trail, Antioch, TN 37013
(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 19th day of February 19 97

Keith J. LaFrance

Keith J. LaFrance

Robin A. LaFrance

Robin A. LaFrance

BOX 15

BOOK 10553 PG 598

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith J. LaFrance and wife, Robin A. LaFrance

the bargainor s, 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~~ Cincinnati, Ohio, ~~Tennessee~~, this 19th day of February 19 97

Commission expires May 7, 1997

Notary Public

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Hamilton

Before me, ELIZABETH D. CARR a Notary Public within and for the State and County aforesaid, personally appeared KEITH J. LAFRANCE and ROBIN A. LAFRANCE with whom I am personally acquainted and who upon their 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 Cincinnati, Ohio on this the 19th day of February 19 97.

My commission expires does not expire

Notary Public

ELIZABETH D. CARR
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration
date. Section 147.03 O.R.C.

NOTARIAL SEAL • OHIO

Warranty Deed from Keith J. LaFrance and wife, Robin A. LaFrance, to.

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10553 PG 599

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 118000.00
CON TX 436.60
PRFEE 1.00
WDEED 8.00
TOTAL 445.60
CHECK 445.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/02/97 01 15:54:0001 2154

0333197
IDENTIF. & REFERENCE

97 AUG -1 PM 3:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1181777