Book 1

WARRANTY DEED

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,285.00

LaTrece McAdo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/30/98.

Angela M Lake
Notary Public

MY COMMISSION EXPIRES: February 19, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig A. Boyce	PNC Mortgage Corp. of America	176-5A-82
(NAME)	(NAME)	
6640 Shadyview Drive	75 North Fairway Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Vernon Hills,Illinois 60061	
(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, **W. L. BAINBRIDGE, INC.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRAIG A. BOYCE AND WIFE RONI CHLOE 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. 289 on the Plan of Hickory Woods Section 3 of record in Plat Book 6900, Page 884, 885, 886, and 887, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to W. L. Bainbridge, Inc. by deed of record in Book 10749, Page 718, Register's Office for Davidson County, Tennessee.

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

This is improved (X) property, known as 6640 Shadyview Drive, 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 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 hands this 30th day of April, 1998.

W. L. Bainbridge, Inc.
By:
W.L. Bainbridge, President

Attest:

2536 05/05 0101 03CHECK 487.35

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Angela M. Lake, a Notary Public in and for said County and State, personally appeared W.L. Bainbridge and with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the President and, respectively, of the W. L. Bainbridge, Inc., the within-named bargain, and corporation, and that they as such President and, being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said W.L. Bainbridgeas such President, ~~and attesting the same by the said as such~~.

Witness my hand and official seal at Antioch , Tennessee this 30th day of April, 1998

Commission expires: February 19, 2002

Angela M. Lake
Angela M. Lake Notary Public

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002

0433443
IDENTIF. ↑ REFERENCE

98 MAY -5 AM 10:22
FELIX A. ALSOBROOKS, REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10915 PG 11

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 129285.00
CON TX 478.35
PRFEE 1.00
WDEED 8.00
TOTAL 487.35
CHECK 487.35

05/05/98 01 10:25 0001 2536

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0433443
IDENTIF. & REFERENCE

98 MAY -5 AM 10: 22

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

No. 1288601