This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOOK 11376 PG. 67

ADDRESS NEW OWNER:
Phillip K. Boyce
4008 Pepperwood Dr.
Antioch, Tennessee 37013

SEND TAX BILL TO:
FT Mortgage Companies D/B/A
Sunbelt Mortgage
2974 LBJ Freeway Suite 200
Dallas TX 75234

MORTGAGEE:
FT Mortgage Companies D/B/A
Sunbelt Nationa Mortgage
2974 LBJ Freeway Suite 200
Dallas, TX 75234

MAP	**165-13-0**
GROUP	**A**
PARCEL	**104.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ruth Dianne McCarver, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Phillip K. Boyce**, hereinafter called the "GRANTEE", his 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. 484 of Peppertree Forest Subdivision, Section 9, of record in Plat Book 7900, page 760, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Ruth Dianne McCarver, unmarried by deed from Allen Earps and wife Betty Earps of record in Book 9685, page 430, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 4008 Pepperwood Dr., Antioch, Tennessee 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", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 5th day of March, 1999.

Ruth Dianne McCarver

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ruth Dianne McCarver, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of March, 1999.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $109,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of March, 1999.

Elizabeth E. Triplett
~~Rebecca T. Garland~~ ELIZABETH E. TRIPLETT
NOTARY PUBLIC

My Commission Expires: ~~3/24/2001~~ 5/20/2002

0558721
IDENTIF. & REFERENCE
99 MAR -9 PM 1:05
REGISTER
DAVIDSON COUNTY, TN.
0303 03/09/99 0101 03CHECK 414.30

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11376 PG. 69

0558721

IDENTIF. & REFERENCE

99MAR-9 PM 1:06

REGISTER
DAVIDSON COUNTY, TN.

CAMT	109000.00
CON TX	403.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	414.30
CHECK	414.30

03/09/99 01 13:05 0001 6075

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435228