WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 19 99

NOTARY PUELIC AT WILLIAMSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES 3/24/2001
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Boggan (NAME)	Pulte Mortgage Corporation (NAME)	136-15-A-16.00
3405 Anderson Road, #130 (ADDRESS)	6061 South Willow Drive, #300 (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Greenwood Village, CO 80111 (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, Pulte Homes Tennessee Limited, Partnership, a Nevada limited partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Boggan, an unmarried man

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 Unit No. 16 on the Plan of Watercrest Townhomes, Phase 1, a Horizontal Property Regime, of record in Book 8250, page 888, Register's Office for Davidson County, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Radnor Homes, Inc. by deed from Rick Blackburn or recorded in Book 10784, Page 167, Register's Office for Davidson County, Tennessee.

Subject property being further conveyed to Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership, by deed from Radnor Homes, Inc, recorded in the Register's Office for Davidson County, Tennessee, simultaneously herewith.

This conveyance is subject to the following: Taxes for 1999 and any subsequent years; Declaration of Covenants, Conditions, and Restrictions for Watercrest Townhomes including but not limited to easements, assignments, special assessments, charges and liens, contained in an instrument of record in Book 10788, pages 551 & 553, and Book 11158, page 931; Charter of Watercrest Townhomes Homeowner's Association, Inc., of record in Book 10788, page 546; By-Laws of Watercrest Townhomes Homeowner's Association, Inc. of record in

CONTINUED

unimproved ( )
This is improved (X) property, known as 3405 Anderson Road, #130, Antioch, Tennessee 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 my hand this 26th day of March 19 99

Pulte Homes Tennessee Limited, Partnership
By: Randi L. Dalton
Randi L. Dalton, Closing Coordinator for Radnor Homes, Inc., sole General Partner

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#1997 P.012 SETCO MAR.25'1999 18:52 6153767909

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randi L. Dalton, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Closing Coordinator of Radnor Homes, Inc., a Michigan Corporation and the sole general partner of Pulte Homes Tennessee Limited Partnership, the within named bargainor, and that she as such Closing Coordinator being authorized so to do, executed the foregoing Instrument for the purpose therein contained, by executing the same on behalf of the general partner of the said Limited Partnership by herself as Closing Coordinator of said corporation.

Witness my hand and seal at Brentwood, Tennessee, this 19th day of March, 1999.

Notary Public

My Commission Expires: 7/21/2001

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Book 10788, Page 591; Right of Way Agreement of record in Book 2242, page 139, as amended by instrument of record in Book 4438, page 711; and subject to all matters shown on the Plan of record in Book 8250, page 888; all in the Register's Office for Davidson County, Tennessee.

This deed is executed on behalf of Radnor Homes, Inc. pursuant to a Resolution of the Board of Directors dated the 12th day of November, 1998, designating Randi L. Dalton, Closing Coordinator as signatory.

RECORDERS MEMO
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0571308
RECEIVED FOR REFERENCE
99 APR -7 PM 3:51
BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.
9290 04/07 0101 03CHECK 425.03
MAR.25.1999 18:53 6153767909
SEICO
#1997 P.013

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 **11422** PG. **213**

0571308

IDENTIFYING REFERENCE

99 APR -7 PM 3:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	111900.00
CON TX	414.03
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	425.03
CHECK	425.03

04/07/99 01 15:54 0001 9290

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1448307