BOX 1

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel 162-11-0033.00

Davidson County DEEDWARR
Recvd: 08/05/02 14:51 2pgs
Fees:13.00 Taxes:412.92

20020805-0093857

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
First Horizon Home Loans	Bruce L. Boyd	First Hoiaon Home Loans
P. O. Box 146	664 Roxanne Drive	P.O. Box 146
Memphis, TN 38101	Antioch, TN 37013	Memphis, TN 38101

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARY ROSE STEFANELLI, a widow, have bargained and sold and by these presents do transfer and convey unto BRUCE L. BOYD, his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the plan of Section Five, Whittemore Valley, of record in Book 6250, page 904, Register's Office for said County.

Said Lot No. 91 fronts 35.0 feet on the easterly margin of Roxanne Drive and extends back 149.41 feet on the southerly line and 148.19 feet on the northerly line to a broken line in the rear, measuring 170.77 feet thereon.

Being the same property conveyed to Mary Rose Stefanelli by deed from Bluegrass Homes, Inc., of record in Book 7262, page 753, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2002 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantee assuming responsibility for payment of the same.

2. All matters as shown on the plan of record in Book 6250, page 904, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 6243, page 80, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 31st day of July, 2002.

Mary Rose Stefanelli
MARY ROSE STEFANELLI

By: Mark Hartzog
MARK HARTZOG, Atty-in-Fact,
of record in Instrument No.
200208050093856,
RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of July, 2002, before me personally appeared MARK HARTZOG, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of MARY ROSE STEFANELLI, and who acknowledged that he executed the same as the free act and deed of the said MARY ROSE STEFANELLI.

WITNESS my hand and seal, at office, on this 31st day of July, 2002.

My Commission Expires:
July 24 2004

Carol L. McArthur
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $111,600.00.

Angela Lake
Affiant

Sworn to and subscribed before me on this the 31st day of July, 2002.

My Commission Expires:
January 29 2005

Shari A. Thompson
Notary Public

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.