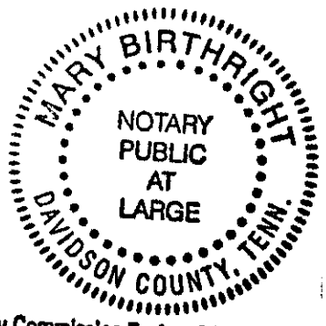
WARRANTY DEED



My Commission Expires OCT 25 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 2003

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda N. Sweat (NAME)	GMAC Mortgage Corporation (NAME)	MAP 033-16
233 Macfie Drive (ADDRESS)	100 Witmer Road (ADDRESS)	PARCEL 258
Madison, TN 37115 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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, Teresa R. Adcock Boyce and husband, Christopher S. Boyce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rhonda N. Sweat, Unmarried

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:

Being Lot No. 172B on the Plan of the Zone Lot Division of All Lots of Phase One Cedar Bluff Subdivision, of record in Plat Book 625, pages 836 & 837, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Teresa R. Adcock, Unmarried by Warranty Deed from Nancy Kay Crump Nixon of record in Book 11177, page 649, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

Christopher S. Boyce joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

C. W. Culwell executes this Instrument as Attorney-in-Fact on behalf of Teresa A. Boyce and Christopher S. Boyce pursuant to Special Power-of-Attorney of record by Instrument No. * , Register's Office for Davidson County, Tennessee.

* 200306260088291 and 200306260088292, respectively

Teresa R. Adcock, Teresa R. Adcock Boyce and Teresa A. Boyce is one and the same person.

Davidson County DEEDWARR
Recvd: 06/26/03 11:00 2pgs
Fees:13.00 Taxes:284.53

20030626-0088293

unimproved ( )
This is improved (X) property, known as 233 Macfie Drive, Madison, TN 37115
(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 June, 2003

Teresa R. Adcock Boyce
By: Teresa R. Adcock Boyce by C. W. Culwell
C. W. Culwell, Attorney-in-fact

Christopher S. Boyce
By: Christopher S. Boyce by C. W. Culwell
C. W. Culwell, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of June, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared C.W. CULWELL to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of TERESA R. ADCOCK BOYCE and CHRISTOPHER S. BOYCE, as their attorney in fact, being authorized so to do, and acknowledged that he executed the same as the free act and deed of the said TERESA R. ADCOCK BOYCE and CHRISTOPHER S. BOYCE.

Witness my hand and official seal at Goodlettsville, Tennessee, this 19th day of June, 2003.

Commission Expires:
11-25-06

D. Annette Maples
NOTARY PUBLIC