Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 06/28/06 14:46 2 pgs
Fees:13.00 Taxes:591.63
20060628-0077582

W & I Ref:(_____) Title No: 47808
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas E Winnett Elizabeth A Winnett 5139 Mt. View Drive Antioch, Tennessee 37013	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 16305000200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$159,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Boyce and spouse, Stephanie Boyce**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas E Winnett and spouse, Elizabeth A Winnett** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Hickory Highland Place, Phase 1 of record in Book 9700, page 189, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Boyce, married by deed from Butler Construction, LLC of record in Book 11056, page 671, Register's Office for Davidson County, Tennessee.

Stephanie Boyce spouse of James Boyce joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat 9700, page 189, said Register's Office, to which plan reference is hereby made for a more complete description thereof; Deed of Conveyance to the Metropolitan Government Department of Water and Sewerage of record in Book 10868, page 886 and Book 10868, page 923, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 10421, page 239said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5139 Mt. View Drive, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of June, 2006.

James Boyce

Stephanie Boyce

State of Florida
County of Escambia

On this 23rd day of June, 2006 , before me the undersigned authority, personally appeared James Boyce and Stephanie Boyce , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 4-27-09

Notary

BONNIE L. HEBDEN
Notary Public - State of Florida
My Commission Expires Apr 27, 2009
Commission # DD 423486
Bonded By National Notary Assn.

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $159,900.00

Affiant

Sworn and subscribed before me this the 23rd day of June, 2006

My Commission Expires: 4-27-09

Notary Public

BONNIE L. HEBDEN
Notary Public - State of Florida
My Commission Expires Apr 27, 2009
Commission # DD 423486
Bonded By National Notary Assn.