PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 06/22/07 10:56 2 pgs
Fees:13.00 Taxes:331.15
20070622-0074715

W & I Ref:(___gj____) Title No: 48738
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Heather K. Newell 447 Claircrest Drive Antioch, Tennessee 37013	ABN AMRO Mortgage Group, Inc. P.O. Box 57068 Irvine, California 92619-7068

TAX MAP-PARCEL NUMBERS: 162010B02000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$89,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen D. Boyce ,married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Heather K. Newell , unmarried** 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. 20 on the Plan of Clairmont Subdivision, Phase 1, of record in Book 6050, page 286, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stephen D. Boyce, unmarried by deed from Robin J. Gendron, unmarried of record in Doc. No. 20011108-0123177, Register's Office for Davidson County, Tennessee.

Charlene Boyce spouse of Stephen D. 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 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6050, Page 286, said Register's Office, to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 6988, page 536, Book 6988, page 542, Book 7269, page 223, Book 8108, page 993, said 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: 447 Claircrest 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 21st day of June, 2007.

Stephen D. Boyce

Charlene Boyce

State of TENNESSEE

County of DAVIDSON

On this 21st day of June, 2007 , before me the undersigned authority, personally appeared Stephen D. Boyce and Charlene 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.

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

My Commission Expires:

Notary

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 $89,500.00

Affiant

Sworn and subscribed before me this the 21st day of June, 2007

Notary Public

My Commission Expires: 6-22-09

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY