BOOK 6872 PAGE 515 BOX 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 86

Notary Public

MY COMMISSION EXPIRES: June 5, 1989
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
J. R. Groseclose (NAME)	First Tennessee Bank (NAME)	Map 158-3
6109 Melbourne Drive (STREET ADDRESS OR ROUTE NUMBER)	P O Box 474 (STREET ADDRESS)	Parcel # 40
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tn. 38101 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Harry M. Boyko, Jr. and wife, Janice H. Boyko

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. R. Groseclose and W. E. Lewis, Jr., as tenants in common with right of survivorship

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 Lot No. 496, Section VIII, Hillsboro Park Subdivision of record in Book 2663, page 96, Register's Office for said County.

Said Lot No. 496 fronts 208.9 feet on the northerly margin of Melbourne Drive and extends back 210.5 feet on the easterly line and 202.0 feet on the westerly line to a line in the rear measuring 246.9 feet thereon.

Being the same property conveyed to Harry M. Boyko, Jr. and wife, Janice H. Boyko by deed from Marion A. Hooper and wife, Elizabeth Ann Hooper of record in Book 5764, page 374, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of trust of record in Book 6017, page 564, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

0.5.8 0 0 IDENTIFICATION REFERENCE

MAY 30, 3 16 PM '86 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 6109 Melbourne Drive, Nashville, TN 37215
(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 their hand s this 28th day of May, 19 86

Harry M. Boyko, Jr.

Janice H. Boyko

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Larry L. Westbrook, a Notary Public in and for said County and State, the within named Harry M. Boyko, Jr. and wife, Janice H. Boyko

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of May 19 86.

Commission expires June 5, 1989

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Harry M. Boyko, Jr. and wife, Janice H. Boyko

TO

J. R. Groseclose and W. E. Lewis, Jr.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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.		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

139[illegible].00- CAMT.
361.[illegible] CSTAX
.50 PRFEE
6.00 WDEED
CHECK 367.50-
9[illegible]05/30/86 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0'5'8'0 0

IDENTIFI REFERENCE

MAY 30 3 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253635