Bk 37 LL

BOOK 8461 PAGE 778

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Claiborne K. McLemore, III, Trustee 2500 Nashville City Ctr. Nashville, TN 37219	Map 116-13-140	same

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, FRANCES D. MURPHREE, a widow (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to CLAIBORNE K. MCLEMORE, III, Trustee (the "Grantee"), Grantee's successors and assigns, with full power to transfer, convey, sell, assign, mortgage or otherwise encumber the Property without the joinder of any Beneficiary, certain land in Davidson County, State of Tennessee, being more particularly described as follows (hereinafter the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Boxcroft, as of record in Book 4860, page 28, Register's Office for said County.
>
> Said Lot No. 7 fronts 55.18 feet on the easterly side of Boxcroft Place and runs back between parallel lines 145 feet to a line at the rear on which it measures 55.18 feet thereon.
>
> Being the same property conveyed to Frances D. Murphree, by deed from W. L. Bainbridge Company, of record in Book 4989, page 63, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Restrictive Covenants of record in Book 4932, page 76, Register's Office for Davidson County, Tennessee, amended in Book 4956, page 648 and further amended in Book 5430, page 263, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Claib K McL Trustee
Affiant

Subscribed and sworn to before me this 10th day of October, 1991.

Loretta S Lane
Notary Public
My Commission Expires: 5/23/94

3. By-Laws of Association of record in Book 5365, page 7, Register's Office for Davidson County, Tennessee.

4. All matters on Plan of Boxcroft of record in Book 4860, page 28, Register's Office for Davidson County, Tennessee.

This is improved property located at 5125 Boxcroft Place, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Grantee, by acceptance hereof, hereby accepts and agrees to be bound by all of the terms, provisions, conditions, covenants and restrictions contained in the Restrictive Covenants and Bylaws as such may be amended from time to time, specifically consenting to and acknowledging the terms and conditions providing for the retention of a lien in favor of the Association to secure the payment of all assessments or other charges against the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 10th day of October, 1991.

Frances D. Murphree
Frances D. Murphree

STATE OF TENNESSEE

1833 10/10 0101 03CHECK 858.00

COUNTY OF Davidson

Personally appeared before me, Loretta B. Lane, Notary Public, FRANCES D. MURPHREE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of October, 1991.

Loretta B. Lane
Notary Public

My Commission Expires: 5/23/94

wp:LBLMurphWD

5345 8. TENNESSEE REFERENCE Oct 10 2 22 PM '91

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

CAMT 230000.00

CON TX 851.00

PRFEE 1.00

WDEED 6.00

TOTAL 858.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 858.00

10/10/91 01 14:24 0001 1833

5345 8.

IDENTIFICATION REFERENCE

Oct 10 2 22 PM '91

No. 466620