FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 1991

Notary Public

MY COMMISSION EXPIRES: 5-28-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO: /and Mortgagee is:	MAP-PARCEL NUMBERS
Roderick C. MacGregor et ux (NAME)	Atlantic Coast Mortgage Co. (NAME)	09D79300
7025 Poplar Creek Trace (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Suite 400 (STREET ADDRESS)	155-08-0-A-
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22033 (CITY) (STATE) (ZIP)	017.00CØ

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, Alex Bonner and wife, Susan Bonner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roderick C. MacGregor and wife, Ginger MacGregor

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. 17 on the plan of Phase 1 of Poplar Creek Estates, of record in Book 6250, page 647, Register's Office for said County.

Said Lot No. 17 fronts 80.00 feet on the southerly margin of Poplar Creek Trace and extends back 120.00 feet on the westerly line and 149.02 feet on the easterly line to a broken line in the rear, measuring 93.86 feet thereon.

Being part of the same property conveyed to Alex Bonner by deed from B & W Investments, a Tennessee Partnership comprised of Jim Woolems and Alex Bonner, of record in Book 8276, page 782, as rerecorded in Book 8333, page 805, said Register's Office.

This conveyance is made subject to declaration of covenants, conditions, and restrictions of record in Book 6662, page 433. Also subject to restrictive covenant contained in instrument of record in Book 6474, page 346, Book 6474, page 354, Book 6486, page 588, Book 6486, page 587, Book 6987, page 986, Book 7270, page 648, and Book 7964, page 33, said Register's Office, and to matters set forth in the above referenced plan of record.

5803 11/01 0101 03CHECK 443.60

5.00

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TAX REFERENCE

No. — 1 35 PM '91

This is unimproved ( ) improved (X) property, known as 7025 Poplar Creek Trace (House Number) (Street) Nashville, TN 37221 (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 my hand this 25th day of October, 19 91

Alex Bonner and Susan Bonner
by Alex Bonner, Attorney-in-Fact

INDIVIDUAL ACKNOWLEDGEMENT

BOOK 8477 PAGE 366

State of Tenneesee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, Alex Bonner

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 25th day of October, 19 91

NOTARY PUBLIC

My commission expires: 5-28-95

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM
Alex Bonner and wife, Susan Bonner

TO
Roderick C. MacGregor and wife,
Ginger MacGregor
7025 Poplar Creek Trace
Nashville, TN 37221

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alex Bonner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Susan Bonner as her Attorney-in-Fact as the free act and deed of the within named Susan Bonner.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of October 1991.

PATRICIA SPICER CARDEN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Notary Public

My commission expires: 5-28-95

PMB/w

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8477 PAGE 367

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 118000.00
CON TX 436.60
PRFEE 1.00
[illegible]NK 6.00
TOTAL 443.60
CHECK 443.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

11/01/91 01 13:37 0001 5803

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IDENTIFICATION REFERENCE

Nov 1 1 35 PM '91

No. 472960