BOOK 8578 PAGE 581

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Raymond McGregor	The Kissell Company	MAP and PARCEL
Judy M. McGregor	Attn: Tax Dept.	
4821 Whittier Drive	30 Warder Street	065-09-0-057-00
Old Hickory, TN 37138	Springfield, OH 45501	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/1000 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jon Prescott Boyce and Barbara Lynn Boyce, Husband and Wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Raymond McGregor and Judy M. McGregor, Husband and Wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 91, on the Plan of Sherwood Forest, Section 3, as of record in Book 4460, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jon Prescott Boyce and wife, Barbara Lynn Boyce by Warranty Deed from Ted W. Russell and wife, Vicki L. Russell of record in Book 7005, page 271, said Register's Office for Davidson County, Tennessee.

Improved property commonly known as 4821 Whittier Drive, Old Hickory, Tennessee 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Tax lien for the year 1992, said taxes remaining in escrow and payment being assumed by the Grantees. 2) Deed of Trust of record in Book 7005, page 275, said Register's Office is hereby being assumed by the Grantees. 3) Restrictive covenants of record in Book 4465, page 184, and in Book 4482, page 427, and in Book 4593, page 690, said Register's Office. 4) The Plan of record in Book 4460, page 81, and all matters therein. It is expressely agreed and understood between the parties that part of the consideration for this transfer is the assumption by the Grantees of an indebtedness secured by a Deed of Trust of record in Book 7005, page 275, said 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 $70,800.00

Affiant

Subscribed and sworn before me this 16th day of March, 1992.

Notary Public

My Commission Expires: 9-25-93

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **16th** day of **March, 1992**.

Jon Prescott Boyce

Barbara Lynn Boyce

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mandy Greenthaw a Notary Public in and for said County and State, the within named **Jon Prescott Boyce and Barbara Lynn Boyce, Husband and Wife** , with whom I am personally acquainted, or who 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 **16th** day of **March, 1992**.

Mandy Greenthaw
Notary Public

My Commission Expires: 9/25/93

93739

IDENTIFICATION REFERENCE

'92 MAR 19 11 15 AM

DAVIDSON COUNTY, TN

8038 03/19 0101 03CHECK 268.96



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

RECEIVED OF _____

FOR _____

BOOK 8578 PAGE 583

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	70800.00
CON TX	261.96
PRFEE	1.00
WDEED	6.00
TOTAL	268.96
CHECK	268.96

03/19/92 01 11:15 0001 8038

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93739

IDENTIFICATION REFERENCE

MAR 19 11 15 AM

DAVIDSON COUNTY, TN

No. 512450