This Instrument Prepared By:

Harwell Martin & Stegall, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

BOOK 8664 PAGE 660

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Mrs. Carolyn J. Estes 5124 Boxcroft Place Nashville, TN 37205	(Same as Owner)	Map 116-13 Parcel 147

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **MARIE LOUISE (PATSEY) CARNEY REED**, a single person, the Grantor herein, has bargained and by these presents does transfer and convey unto **CAROLYN J. ESTES**, the Grantee herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Boxcroft, as of record in Book 4860, page 28, Register's Office for said County.
>
> Said Lot No. 15 fronts 56.85 feet on the westerly side of Boxcroft Place and runs back between lines, 141.07 feet on the northerly side and 140.41 feet on the southerly side to a line at the rear on which it measures 56.85 feet thereon.
>
> Being the same property conveyed to Enid L. Carney (Daniel) by deed from W. L. Bainbridge Company of record in Book 4962, page 378, Register's Office for Davidson County, Tennessee, the said Enid L. Carney (Daniel) having since died and property having vested in her daughter, Marie Louise Carney Reed, by wills of record in Will Book 171, page 745 and Will Book 175, page 403, Office of the Probate Court of Davidson County, Tennessee, Agreed Order of record in Minute Book 352, page 263, said Office of Probate, and Confirmation of Title of record in Book 8585, page 876, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 5124 Boxcroft Place, Nashville, Davidson County, Tennessee 37205.

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, her heirs and assigns, forever. Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit A. Grantor does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title

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to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand this 26 day of June, 1992.

Marie Louise Patsey Carney Reed
MARIE LOUISE (PATSEY) CARNEY REED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, Marie Louise (Patsey) Carney Reed, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of June, 1992.

Debbie L. Sloan
Notary Public

My Commission Expires:
11-26-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $325,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Betty B. Simmons

Sworn to and subscribed before me,
this 30 day of June, 1992.

Debbie L. Sloan
Notary Public
My Commission Expires: 11-26-94

JH/f6
reed.wd

23892

IDENTIF. REFERENCE

JUN 30 1 35 PM '92

REGISTER'S OFFICE
DAVIDSON COUNTY TN.

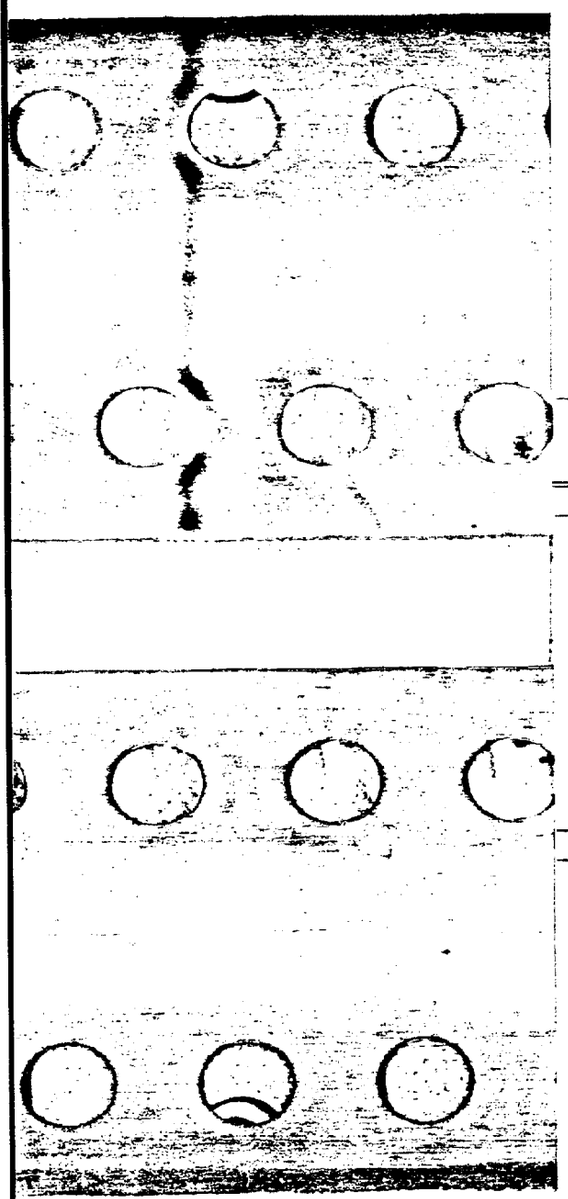
EXHIBIT "A"

1. Taxes for the year 1992, a lien, but not yet due and payable.

2. All matters shown on the Plan of record in Book 4860, page 28, said Register's Office.

3. Restrictive Covenants of record in Book 4932, page 76, as amended in Book 4956, page 648, said Register's Office.

4. By-laws of the Association of Owners of Boxcroft of record in Book 5365, page 7, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 8664 PAGE 663

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 325000.00
CON TX 1202.50
PRFEE 1.00
MDEED 9.00
TOTAL 1212.50
CHECK 1212.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/30/92 01 13:36 0001 6371

IDENTIF. REFERENCE

238 92

JUN 30 1 35 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 546063