278

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Richard N. MacDonald Cynthia L. MacDonald 4814 Jeffery Drive Nashville, TN 37211	American Home Funding Attn: Tax Dept. 3855 Gaskins Road Richmond, VA 23233	MAP and PARCEL 134-13-0 094.00

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

BOOK 8691 PAGE 386

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($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, **Donald E. Silchuck and Celia C. Silchuck, Husband and Wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Richard N. MacDonald and Cynthia L. MacDonald, 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:

Being Lot No. 180 on the Plan of Kenilworth Estates, Section 4, of record in Book 3300, pages 34, 35, and 36, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to Donald E. Silchuck and wife, Celia C. Silchuck by Warranty Deed from Paul Crumpler of record in Book 6886, Page 228, said Register's Office.

This is property with a common address of 4814 Jeffery Drive, Nashville, TN 37211.

It is understood and agreed between the parties that part of the consideration for the conveyance of said property is the assumption by the Grantees of an indebtedness secured by a Deed of Trust of record in Book 6886, Page 231, said Register's Office.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: a) Property taxes for the current year, said taxes remaining in escrow and are being assumed by the Grantees; b) All matters on the plan of record in Book 3300, pages 34, 35 and 36, said Register's Office; c) Restrictive Covenants of record in Book 3316, Page 339, and in Book 3343, Page 293, said Register's Office; d) Deed of Trust of record in Book 6886, Page 231, said Register's Office.

Donald E. Silchuck and Donald E. Silchuk being one and the same person.
Celia C. Silchuck and Celia C. Silchuk being one and the same person.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $70,000.00

Affiant

Subscribed and sworn before me this 31st day of July, 1992.

Notary Public

My Commission Expires: 7-23-94

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. BOOK 8691 PAGE 387

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 **31st** day of **July, 1992**.

Donald E. Silchuck

Donald E. Silchuck

Celia C. Silchuck

Celia C. Silchuck

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named **Donald E. Silchuck and Celia C. Silchuck, 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 **31st** day of **July, 1992**.

Notary Public

My Commission Expires: 1-[illegible]

NOTARY PUBLIC AT LARGE

33351

IDENTIF. T REFERENCE

AUG 3 10 11 AM '92

DAVIDSON COUNTY TN.

6821 08/03 0101 03CHECK 268.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8691 PAGE 388

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 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 268.00
				CHECK 268.00
08/03/92	01			10:11 0001 6821

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33351

IDENTIF. TREFERENCE

AUG 3 10 11 AM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN.

No. 556643