BOOK 9490 PG 963

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 35788)
Dav. Co. File: Box 8

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 66900.00

William J. Boyce
Affiant

Subscribed and subscribed before me this 5th day of October, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
William J. Boyce Beverly G. Boyce 304 Leisure Court Antioch, TN 37013	Columbia National, Incorporated P. O. Box 3050 Columbia, MD 21045-6050	162-16-B-3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert M. McConnell, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **William J. Boyce and spouse, Beverly G. Boyce,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of Section One,. Phase 1, Leisure Heights, of record in Book 5800, page 267 and amended in Book 6396, page 502, both in Register's Office for said County to which plan reference is made for a more complete description thereof.

BEING the same property conveyed to Robert M. McConnell, unmarried, by deed from Gertrude, I. Fricko Wright and husband Charles Brent Wright of record in Book 8931, page 973, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6146, Page 241, amended in Book 6150, page 585, Book 6259, page 862, Book 6396, page 504 and Book 7303, page 232, said Register's Office, and to the matters set forth in the referenced Plan of record.

94 OCT 12 AM 10:22
REGISTER
DAVIDSON COUNTY, TN.

99093
IDENTIF. & REFERENCE

This is improved property, known as: 304 Leisure Court, Antioch, TN 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of October, 1994.

Robert M. McConnell

Robert M. McConnell

State of Tennessee
County of Davidson

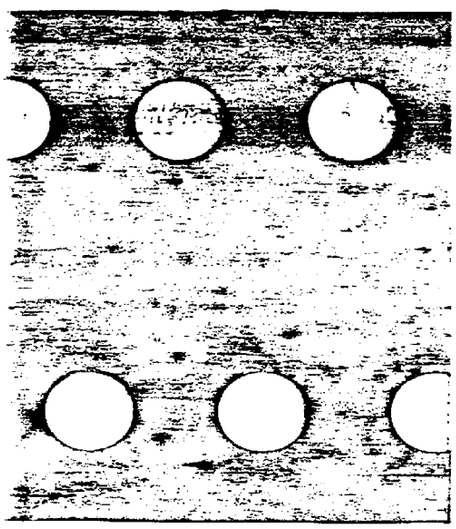
On this 5th day of October, 1994, before me the undersigned authority, personally appeared **Robert M. McConnell,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

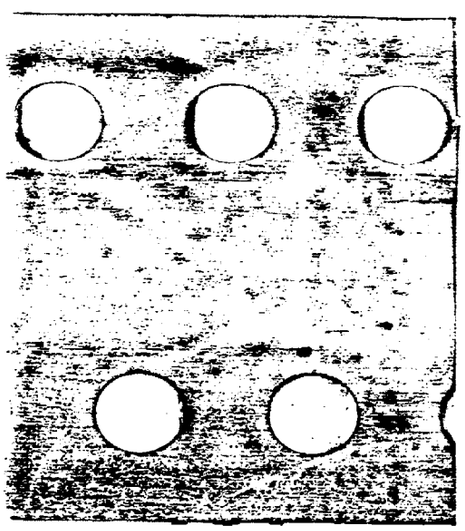
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

My Commission Expires:

Notary Public

7282 10/12/94 03:01 CHECK 256.53





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

RECEIVED OF _____

FOR _____

BOOK 9490 PG 964

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	66900.00
DON TX	247.53
PRFEE	1.00
MDEED	8.00
TOTAL	256.53
CHECK	256.53

10/12/94 01 10:21 0001 7282

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99093
IDENTIF. & REFERENCE

94 OCT 12 AM 10: 22
FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 843491