FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 95

Notary Public

MY COMMISSION EXPIRES 5-24-97
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — PATRICIA NICHOLLS — DAVIDSON COUNTY, TENNESSEE

BOOK 9877 PG 231

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Boyce (NAME)	Sierra Western Mortgage Company (NAME)	86-11-B
413 Raintree Place, Unit 9-3 (ADDRESS)	9451 Corbin Avenue (ADDRESS)	11CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Northridge, CA 91324 (CITY) (STATE) (ZIP)	

FOR AND 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, Ruby Otto, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Boyce

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:

Being Unit Number 3, Building No. 9, Raintree Village of Revised Phase 2 & 2A, Hermitage Woods Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 4753 at page 140, as amended in Book 4980, Page 378; the Plat of which is of record in Plat Book 4860 at pages 62 through 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Garage No. 9-3 is a limited common element for the exclusive use of the occupant of said Unit.

BEING the same property conveyed to Ruby Otto by deed from Mary Kathryn Kiricenkov and Margaret Kreisle, of record in Book 8535, Page 505, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4743, Page 258, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 4753, Page 140, and Book 4980, Page 378, said Register's Office.

Ruby Otto and Ruby S. Otto being one in the same person.

unimproved ( )
This is improved (X) property, known as 413 Raintree Place, Unit 9-3, Hermitage, TN 37076
(House Number) (Street) (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 30th day of November 19 95

Ruby Otto

BOOK 9877 PG 232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruby Otto, unmarried

the 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 and official seal at Nashville, Tennessee, this 30th day of November, 19 95.

Commission expires 5/24/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____, a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____, with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

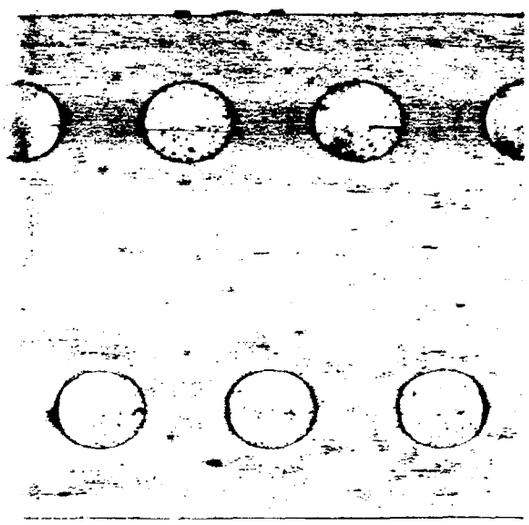
Notary Public

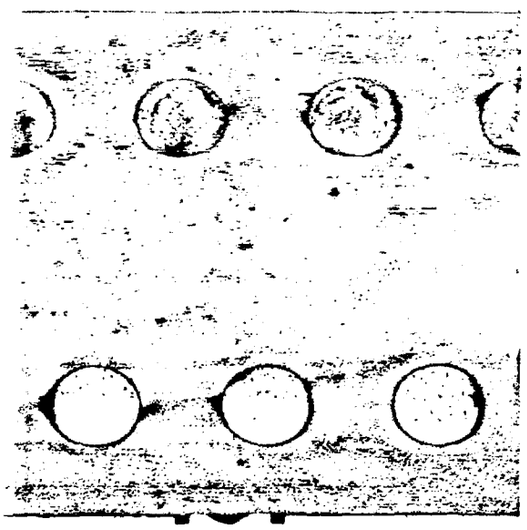
PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE TENNESSEE

0128532
IDENTIF. ↑ REFERENCE

95 DEC -4 PM 2:32
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

#15 12/04 01:01 03CHECK 351.25





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

RECEIVED OF _____

FOR _____ BOOK 9877 PG 233

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	92500.00
CON TX	342.25
PRFEE	1.00
WDEED	8.00
TOTAL	351.25
CHECK	351.25

12/04/95 01 14:31 0001 4415

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0128532
IDENTIF. ↑ REFERENCE
95 DEC -4 PM 2:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 982913