BOOK 10063 PG 251

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00 Daniel J Moen **AFFIANT** Subscribed and sworn to before me, this 28th day of May, 1996. Carol L. Rivera Notary Public My Commission Expires: 1/5/97

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Daniel J. Moen and wife, Patricia Dye Moen 8 Annandale Nashville, TN 37215	SAME	158-4A-16

96 MAY 28 PM 3:48
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0185899

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES LEE McGREGOR AND MELINDA LEE SREBNICK, TRUSTEES U/W OF NANCY VAUGHN McGREGOR, A 54% UNDIVIDED OWNERSHIP INTEREST, WITH FULL POWER TO SELL AND CONVEY WITHOUT JOINDER OF ANY BENEFICIARIES, AND JAMES LEE McGREGOR, PERSONALLY A 46% OWNERSHIP INTEREST,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DANIEL J. MOEN AND WIFE, PATRICIA DYE MOEN,** hereinafter called the Grantees, their 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. 112 on the plan of Revised Section One Otter Wood, of record in Book 6900, page 590, Register's Office for said County.

Said Lot No. 112 fronts 130.00 feet on the easterly margin of Annandale and extends back 368.00 feet on the northerly line and 351.16 feet on the southerly line to a dead line in the rear, measuring 131.09 feet thereon.

Being the same property conveyed to James Lee McGregor and Melinda Lee Srebnick, Trustees U/W of Nancy Vaughn McGregor, a 54% undivided ownership interest and unto James Lee McGregor, personally, a 46% ownership interest by Executor's Quitclaim Deed from James Lee McGregor, Executor of the Estate of Nancy Vaughn McGregor, of record in Book 9913, page 656, Register's Office for Davidson County, Tennessee.

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6900, page 590, Register's Office for said County.

3. Restrictive covenants of record in Book 7260, page 483, as amended in Book 8762, page 199, Register's Office for said County.

This is improved property known as 8 Annandale, Nashville, Tennessee 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 our hands this 24th day of May, 1996.

James Lee McGregor, Trustee

Melinda Lee Srebnick, Trustee

James Lee McGregor, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES LEE McGREGOR, TRUSTEE,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of May, 1996.

Notary Public

My Commission Expires: 11/27/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MELINDA LEE SREBNICK, TRUSTEE,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of May, 1996.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

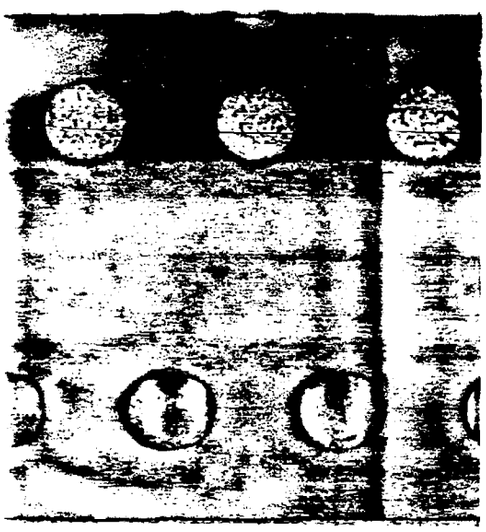
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES LEE McGREGOR, INDIVIDUALLY,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

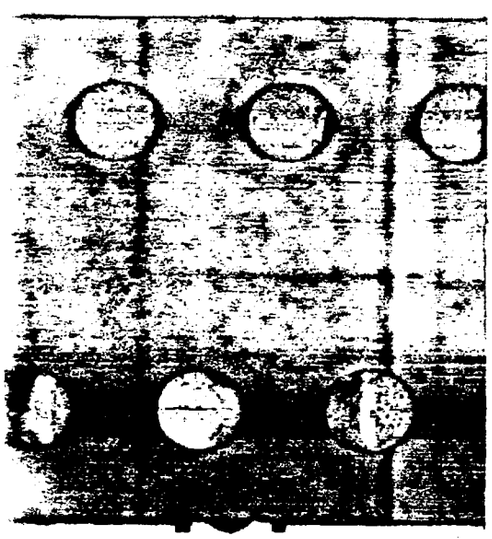
WITNESS my hand, at office, this 24th day of May, 1996.

Notary Public

My Commission Expires: 11/27/99

6100 05/28 0101 03CHECK 3805.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
1025000.00
CON TX 3792.50
PRFEE 1.00
WDEED 12.00
TOTAL 3805.50
CHECK 3805.50
05/28/96 01 15:51 0001 6100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185899
IDENTIF. # REFERENCE

96 MAY 28 PM 3:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1044017