BOOK 10237 PG 656

WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Lincoln & Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $101,000.00.

Affiant

Sworn to and subscribed before me on this the 25th day of October, 1996.

NOTARY PUBLIC
My Commission Expires

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
James G. McNeese and wife,
Brenda A. McNeese
3703 Alessio Road
Whites Creek, TN 37189

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 38/69

FOR AND IN CONSIDERATION of the sum of TEN 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, WE, PHILLIP DAVIS BOSHERS and wife, DEBORAH K. BOSHERS, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto JAMES G. MCNEESE and wife, BRENDA A. MCNEESE, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Hickerson, Engineers, dated April 2, 1982, as follows:
>
> Beginning on the southerly margin of Alessio Road at an iron pin on the easterly line of Charles Lohrum Property; thence with said line, south 2 degrees 22' east 947 feet to a stake; thence north 66 degrees east 173.5 feet to a stake; thence north 3 degrees 20' west 885.6 feet to an iron pin on the southerly margin of Alessio Road; thence with said road south 86 degrees 40' west 150 feet to the beginning, containing 3.3 acres, more or less.
>
> Being the same property conveyed to Phillip Davis Boshers and wife, Deborah K. Boshers, by quitclaim deed from Richard Mason, Trustee, of record in Book 8282, page 576, Register's Office for Davidson County, Tennessee.

This is improved property known as 3703 Alessio Road, Whites Creek, Tennessee, 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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, except as follows:

1) 1996 taxes have been prorated and will be paid by the Grantees when due.

2) Easement for 20-foot right of way referenced in deed of record n Book 3464, page 487, Register's Office for Davidson County, Tennessee.

And GRANTORS 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.

WITNESS our hands this the 25th day of October, 1996.

Phillip D. Boshers
PHILLIP DAVIS BOSHERS

Deborah K. Boshers
DEBORAH K. BOSHERS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, PHILLIP DAVIS BOSHERS and DEBORAH K. BOSHERS, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 25th day of October, 1996.

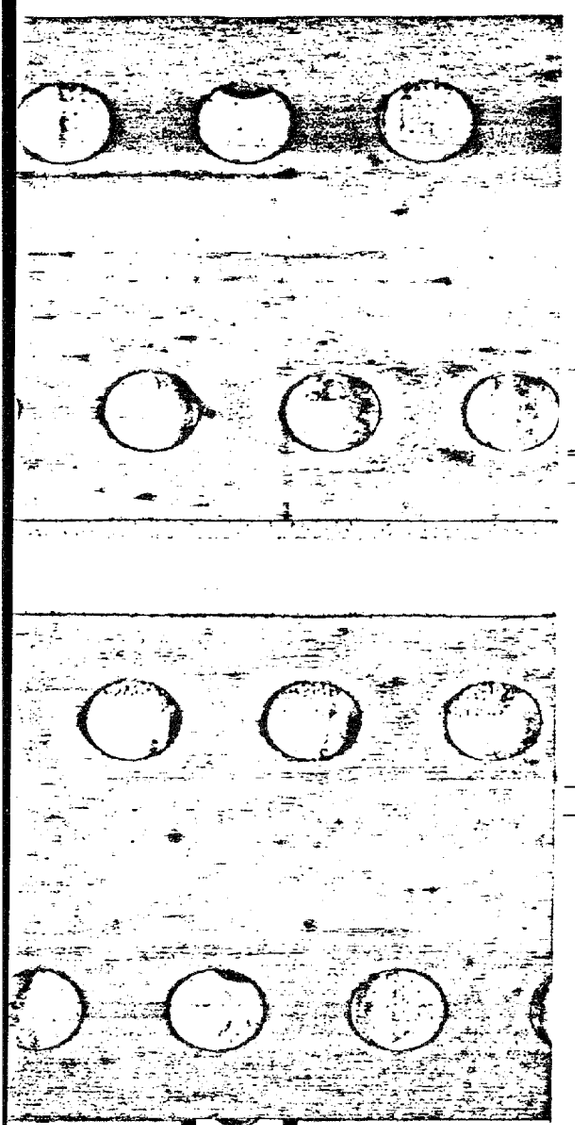
Charles P. Cron
NOTARY PUBLIC

My Commission Expires: March 27, 1999

021 0147
IDENTIFICATION REFERENCE

96 OCT 25 PM 3:18
FILED
REGISTER
DAVIDSON COUNTY, TN.

4373 10/25 1101 03CHECK 382.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10237 PG 658

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 101000.00
				CON TX 373.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 382.70
				CHECK 382.70
			10/25/96 01	15:20 0001 4373

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02401147
IDENTIF. & REFERENCE

96 OCT 25 PM 3:18
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

Nº 1081343

No [redacted]