BOOK 10608 PG 440

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Alton Ross, Jr.	[New Owner	[ ]
[5136 Boxcroft Place	[	[Map 116-13-0]
[Nashville, TN 37205	[	[Parcel 144.00]
[	[	[ ]

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Hilda M. Shaw now known as Hilda M. Shaw McGregor, married, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Alton Ross, Jr., married, (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 and Reserve Parcel "A" on the Plan of Boxcroft, as of record in Plat Book 4860, page 28, Register's Office for said county, to which plan reference is made for a more complete description.

Being the same property conveyed to Hilda M. Shaw, unmarried by Warranty Deed from James H. Armistead, married of record in Book 9838, page 523, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4932, page 76 and amended in Book 4956, page 648; By-Laws of record in Book 5365, page 7 and all matters appearing on the plan of record in Plat Book 4860, page 28, said Register's Office for Davidson County, Tennessee.

The above described property is not the homestead of James L. McGregor husband of Hilda M. Shaw McGregor and never has been. James L. McGregor has no legal interest in the subject property.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 5136 Boxcroft Place, Nashville, Tennessee 37205.

[STATE OF TENENSSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $680,000.00.
[
[Affiant
[Subscribed and sworn to before me this
[9th day of September, 1997.
[
[Notary Public
[
[My Commission Expires: 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of September, 1997.

Hilda M. Shaw McGregor

Hilda M. Shaw now known as Hilda M. Shaw McGregor

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 **Hilda M. Shaw now known as Hilda M. Shaw McGregor**, 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 9th day of September, 1997.

NOTARY PUBLIC

JOHN ESTES CERTIFIED NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-24-98

97048396

IDENTIF. & REFERENCE

97 SEP 15 AM 10:38

FELIX [illegible] REGISTER
DAVID[illegible] CNTY. TN.

8464 09/15 0101 03 CHECK [illegible]

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10608 PG 442

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

CAPT
CON TX 2516.00
PRFEE 1.00
WDEED 8.00
TOTAL 2525.00
CHECK 2525.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0348396
IDENTIF. ← REFERENCE

97 SEP 15 AM 10:38
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1197899