WARRANTY DEED

Re-recorded to add the additional map and parcel number.

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10815 PG 315
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 640,000.00

Raleigh F. Lane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 98

Robert L. Ross
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBERT L. ROSS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raleigh F. Lane, Jr.		MAP 116-13
(NAME)	(NAME) SAME	
5136 Boxcroft Place		PARCEL 144
(ADDRESS)	(ADDRESS)	and
Nashville, Tennessee 37205		130-1 203
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

My Commission Expires MAR. 24 2001

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, Alton Ross, Jr., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raleigh F. Lane, Jr. and wife, Elizabeth W. Lane

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:

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

Being the same property conveyed to Alton Ross, Jr., married, by deed from Hilda M. Shaw, now known as Hilda M. Shaw McGregor, married, of record in Book 10608, page 440, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4860, page 28, said Register's Office; (c) restrictive covenants of record in Book 4932, page 76 and Book 4956, page 648, said Register's Office; and (d) Bylaws of record in Book 5365, page 7, said Register's Office.

This has never been a marital residence of the grantor.

Boxcroft Homeowners' Association has declined its right of first refusal to purchase subject property.

unimproved ( )
This is improved (X) property, known as 5136 Boxcroft Place, Nashville, Tennessee 37205
(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 27th day of February 19 98

Alton Ross, Jr.

RE RECORD BOOK 11678 PAGE 213

BOOK 10815 PG 316

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 Alton Ross, Jr., married

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of February 19 98.

Commission expires _____

Notary Public

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 24, 2001

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

MAIL ENV.

RE-RECORD

99 SEP 28 AM 10: 35

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0006402 78

REC. # REFERENCE

MAIL ENV.

RE-RECORD

98 MAR -2 AM 10: 36

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0006402 89

REC. # REFERENCE

MAIL ENV.

9351 03/02 0101 CASHIER 23.00

2180 09/30 0101 03CHECK 10.00