Box 52

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
MUDTER & PATTERSON ATTORNEYS-AT-LAW 2000 Richard Jones Rd., Ste. 110 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $ 307,500.00 Affiant Subscribed and sworn to before me this 8th day of June, 2001 Notary Public My Commission Expires: 11-29-03
FILE: ~~Box 9B~~ First Title and Escrow Company, Inc. FTEC No. 17984	

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
JERRY R. KIRCHOFF	1st TRUST BANK FOR SAVINGS	103-13
6008 Hickory Valley Road	P.O. BOS 17257	1.00
Nashville, Tennessee 37205	MEMPHIS, TENNESSEE 38187	8d60675

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN A. BOYCE AND WIFE, *~~KIMBERLY~~ BOYCE, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JERRY R. KIRCHOFF AND WIFE, JANE M. BENTZ, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *Kimberly

This is improved property located at 6008 Hickory Valley Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of June, 2001.

Davidson County DEEDWARR
Recvd: 06/13/01 14:24 2pgs
Fees:11.00 Taxes:1137.75
20010613-0062368

JOHN A. BOYCE

*~~KIMBERLY~~ BOYCE
*Kimberly Boyce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN A. BOYCE AND *~~KIMBERLY~~ BOYCE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. *Kimberly

Witness my hand, at office, this 8th day of June, 2001.

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires NOV. 29, 2003

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Hillwood Estates, Section Five, as of record in Plat Book 2133, page 55, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John A. Boyce and wife, Kimberly Boyce by deed from Lisa Lamvea and husband, Arun Malvea appearing as Instrument No. 200006010054681, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 2133, page 55, said Register's Office.