FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 1978

Notary Public

MY COMMISSION EXPIRES: 10/26/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FERNANDO T. MIRANDA, et ux (NAME)	MOLTON, ALLEN & WILLIAMS, INC. (NAME)	MAP 115-2
1213 Davidson Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10025 (STREET ADDRESS)	PARCEL 36
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	8D-61055

FOR AND IN 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, RUSSELL JERRY RICE and wife, JANICE S. RICE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FERNANDO T. MIRANDA and wife, PATRICIA BIHL MIRANDA

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. 62 on the Plan of Crestmeade, Section II, as of record in Book 2331, pages 151 and 152, Register's Office for Davidson County, Tennessee.

SAID Lot No. 62 fronts 198 feet on the southwesterly side of Davidson Road and runs back 238.6 feet on the northwesterly line and 175.0 feet on the southeasterly line, to a dead line in the rear, which is a broken line, measuring 249.4 feet thereon.

BEING the same property conveyed to Russell Jerry Rice and wife, Janice S. Rice by deed from Mrs. Joy Mitchell LeFevers, a widow, of record in Book 4360, page 363, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1213 Davidson Road, 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 our hand s this 11th day of June, 1978

Russell Jerry Rice
RUSSELL JERRY RICE

Janice S. Rice
JANICE S. RICE

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RUSSELL JERRY RICE, et ux JANICE S. RICE

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of June 19 78

Commission expires 10/28/78

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
RUSSELL JERRY RICE, et ux

JANICE S. RICE

TO
FERNANDO T. MIRANDA, et ux

PATRICIA BIHL MIRANDA

PLEASE FILE BOX "7"

E 7.1509.

IDENTIF. REFERENCE

JUN 16 11 54 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 16 78	CONV	51,000.00			
JUN 16 78	S'TAX		B*	132.60	
JUN 16 78	PR'FEE		B*	.50	
JUN 16 78	W'DEED		B*	4.00	* 137.10