Fee Box 3

"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

BOOK 5429 PAGE 245

97[illegible]

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Rice (NAME:)	Same (NAME:)	Map 118-2
2526 Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 195
Nashville, TN 37204 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	BH-180

For and in Consideration of the sum of ----------

----------Ten and No/100 ($10.00)---------- *DOLLARS*

and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, First American National Bank of Nashville and Elizabeth Glasgow Phillips, Co-Executors and Co-Trustees of the Estate of Albert H. Phillips, deceased (the "Grantors"),

have bargained and sold, and by these presents do transfer and convey unto the said James E. Rice (the "Grantee"), his

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 Lots Nos. 20, 21, 22, 23 and the northeast part of Lot No. 24 on the plan of George I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's Office for said County, described as follows:

Beginning on the easterly margin of Franklin Pike, as widened, 100 feet northwardly from the north right-of-way of Biloxi Avenue; thence North 15° 30' West 200.00 feet to an iron pin; thence North 74° 30' East 168.74 feet to an iron pin in the westerly margin of an alley; thence with said alley South 15° 30' East 210.00 feet to an iron pin; thence South 74° 30' West 74.30 feet to an iron pin; thence North 15° 30' West 9.20 feet to an iron pin; thence South 74° 30' West 17.70 feet to an iron pin; thence North 15° 30' West 0.80 feet to an iron pin; thence South 74° 30' West 76.74 feet to a spike, the point of beginning, and containing 0.792 acres, according to a survey by Michael V. Holmes dated 4/23/79, revised 4/30/79.

Being the same property conveyed to Albert H. Phillips by deed from J. C. Spence, Jr. and wife, Helen P. Spence, of record in Book 3673, page 68, Register's Office for Davidson County, Tennessee. The said Albert H. Phillips has since died, with said property being devised to First American National Bank of Nashville and Elizabeth Glasgow Phillips as Co-Executors and Co-Trustees under the Will of Albert H. Phillips, deceased, of record in Will Book 124, page 430, Probate Court Clerk's Office for said County.

JAN MINSHALL NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this the 1ST day of May, 19 79

Jan Minshall
Notary Public

My commission expires: AUG 8 82 (Affix Seal)

Said property is sold and conveyed subject to the following:

1. 1979 State and County and City of Berry Hill real property taxes, which have been prorated and assumed by the Grantee; and

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4096, page 927, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2526 Franklin Road, Nashville, TN 37204
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his *heirs and assigns, forever.*

And Grantors *do covenant with the said* Grantee *that* they 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 stated herein.

And Grantors *do further covenant and bind* themselves, their successors ~~Xxx~~ Heirs *and representatives, to warrant and forever defend the title to the said land to the said* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* May, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

The Grantors execute this instrument in their official capacities as such Co-Executors and Co-Trustees of the Estate of Albert H. Phillips, deceased, but not personally or otherwise.

FIRST AMERICAN NATIONAL BANK OF NASHVILLE, CO-EXECUTOR AND CO-TRUSTEE OF THE ESTATE OF ALBERT H. PHILLIPS, DECEASED

BY: _____
VICE PRESIDENT AND TRUST OFFICER

Elizabeth Glasgow Phillips

Elizabeth Glasgow Phillips, Co-Executor and Co-Trustee of the Estate of Albert H. Phillips, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5429 PAGE 247

Personally appeared before me, Edsel Ford Holman, Jr., *a Notary Public in and for said County and State, the within named* Elizabeth Glasgow Phillips, Co-Executor and Co-Trustee of the Estate of Albert H. Phillips, deceased,

the bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 1st *day of* May, *19* 79.

Edsel Ford Holman, Jr. *Notary Public.*

FILED
MAY 1 3 32 PM '79
DAVIDSON CO.

Commission Expires 11-8-80.

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., *this*.....
day of....., *19*.....

..... *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

F 27025

FILED
MAY 1 3 32 PM '79
DAVIDSON CO.

Before me, Edsel Ford Holman, Jr., *a Notary Public of the State and County aforesaid, personally appeared* W. A. BYRN, JR., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* VICE PRESIDENT AND TRUST OFFICER *of the* First American National Bank of Nashville, Co-Executor and Co-Trustee of the Estate of Albert H. Phillips, deceased, *the within named bargainor, a corporation, and that* he *as such* VICE PRESIDENT AND TRUST OFFICER, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* VICE PRESIDENT AND TRUST OFFICER

Witness my hand and seal, at office in Nashville, Tennessee
this 1st *day of* May, *19* 79.

Edsel Ford Holman, Jr. *Notary Public*

Commission Expires 11-8-80.

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

BOOK 5429 PAGE 248

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			95000.00- CO	
			247.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 253.50-	
9770A05/01/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-27025

IDENTIFICATION REFERENCE

MAY 1 3 32 PM '79

No. 681006