ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Sugerman & Sugerman, Inc. (NAME)	SAME (NAME)	145-9-12
5874 East Ashland Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5752 PAGE 459

For and in consideration of the sum of TEN AND NO/100 ($10.00)---------- DOLLARS

and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption by Sugerman & Sugerman, Inc., of the unpaid balance of the indebtedness evidenced by a promissory note in the original amount of $90,000.00 secured by a Deed of Trust to Vaden Lackey, Jr., Trustee, of record in Book 5235, page 828, Register's Office for Davidson County, Tennessee, Maurice A. Rice, Jr. and wife, Mary E. Rice

have bargained and sold, and by these presents do transfer and convey unto the said Sugerman & Sugerman, Inc., a Tennessee corporation

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Otter Creek Hills, as of record in Book 2900, pages 110 and 111, Register's Office for said County.

Said Lot No. 18 fronts 199 feet on the southerly side of East Ashland Drive and extends back 316 feet on the easterly line and 356 feet on the westerly line, to a dead line in the rear on which it measures 150 feet.

The above described property was conveyed to Maurice A. Rice, Jr. and wife, Mary E. Rice, by deed from Robert O. Zanone and wife, Joan B. Zanone, of record in Book 4563, page 882, Register's Office for said County.

Said property is unencumbered, except as follows:

1. 1981 taxes, a lien but not yet due and payable; said taxes have been prorated and assumed by the Grantee.
2. Ten-foot public utility easement along rear of premises, 3 x 15-foot anchor easement on northeast front corner, 100-foot building set back line from East Ashland Drive, and conditions of Owner's Certificate, as shown on Plan of record in Book 2900, pages 110 and 111, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants contained in an instrument of record in Book 3255, page 387, Register's Office for Davidson County, Tennessee.

Mary E. Rice being one and the same person as Mary Eleanor Rice.

This is unimproved ( ) improved (X) property, known as 5874 East Ashland Drive (House Number) (Street)

Nashville, TN (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 1st day of June, 19 81.

MAURICE A. RICE, JR.

MARY E. RICE

SUGERMAN & SUGERMAN, INC.

By: _____

Its: President

BOOK 5752 PAGE 460

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maurice A. Rice, Jr. and wife, Mary E. 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 Montgomery, Ohio this 1st day of June, 19 81.

My commission expires TIMOTHY J. MIELE Notary Public, State of Ohio My Commission Expires Feb. 6, 1986

Timothy J. Miele

NOTARIAL SEAL STATE OF OHIO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared C. A. Sugerman ~~and~~, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be president ~~and~~ respectively of the Sugerman & Sugerman, Inc., the within named bargainor, a corporation, and that he as such president ~~and~~, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said C. A. Sugerman as such president, ~~and attesting the same by the said~~ as such.

Witness my hand and seal, at office in Nashville, Tennessee this 1st day of June, 19 81.

Anne Marcelle Notary Public

Commission expires 7-18-82

NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 139,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 1st day of June, 19 81.

My commission expires 7-18-82 Notary Public Anne Marcelle

NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE STATE OF TENN.

This instrument was prepared by:
BASS, BERRY & SIMS (ETD), 2700 First American Ctr., Nashville, TN 37238
Name Address

RUSH

WARRANTY DEED

FROM Maurice A. Rice, et ux

TO Sugerman & Sugerman, Inc.

G. 4 4 4 6 9

IDENTIF. REFERENCE

JUN 3 8 27 AM '81

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5752 PAGE 461

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
			135500.00- CO	
			362.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 369.20-	
8906A06/03/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 4 4 6 9

T
IDENTIF. REFERENCE

JUN 3 8 27 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 825139