THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mary Ann Rice 72 Brookwood Terrace Nashville, TN. 37205	Leader Federal Sav & Loan 158 Madison Avenue Memphis, TN. 38103	MAP 103-14 PARCEL 14 33 8DA 58745

WARRANTY DEED

BOOK 6465 PAGE 187

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

RAMIE D. HALL, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARY ANN RICE

hereinafter called the Grantee, Grantee's 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. 60 on the revised plan of Hillwood Terrace, Section 2, of record in Book 3300, page 73, Register's Office for said County.

SAID Lot No. 60 fronts 92.0 feet on the northeasterly margin of Brookwood Terrace and extends back between parallel lines 217.5 feet to a dead line.

BEING the same property conveyed to Ramie D. Hall and wife, Ova Mae Hall by deed from Robert C. Adams and wife, Hazel Adams, of record in Book 3895, page 165, said Register's Office. Ova Mae Hall has since died.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 72 Brookwood Terrace, Nashville, TN. 37205.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 27th day of December, 19 84.

Ramie D. Hall

Ramie D. Hall

MAIL TAX CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of December, 19 84, before me personally appeared Ramie D. Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 76,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 27th day of December, 19 84

My Commission Expires: Nov 1, 1987

_____
Notary Public

1740339

IDENTIF. REFERENCE

JAN 2 11 30 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:

Ramie D. Hall, unmarried

to:

Mary Ann Rice

Return to:
cg
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
T-23124

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

RECEIVED OF _____

FOR _____

BOOK 6465 PAGE 189

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
			76000.00- CAMT.	
			197.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 204.10-	
			0305A01/02/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7:40:3:

IDENTIF. REFERENCE

JAN 2 11 31 AM '85

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

No. 98015