BOOK 7070 PAGE 348

Address New Owner:	Send Tax Bills To:	Map/Parcel
Anna Fredrick Ringemann, Tr.	Same	Map 133-3
123 Oatrock Pike		Par 138
Nashville, TN 37211		6DA-51385

WARRANTY DEED

FOR AND IN CONSIDERATION 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, JAMES D. STEVENS, OLIVIA S. WATSON and MARY S. RINGEMANN, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said ANNA FREDRICK RINGEMANN, TRUSTEE with full power to mortgage, sell or convey without the joinder or disclosure of any beneficiary, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Glencoe Acres, Section II, as of record in Book 1835, pages 136, 137, 138, Register's Office of Davidson County, Tennessee.

Said Lot No. 178 fronts 80 feet on the southerly side of Old Antioch Pike and runs back between lines 190.4 feet on the westerly line and 190.8 feet on the easterly line to a dead line in the rear, measuring 80 feet thereon.

Being the same property title to which was vested in James D. Stevens, Olivia S. Watson, and Mary S. Ringemann, as the sole surviving heirs at law of Ethel Quarles Stevens, deceased, who was the surviving tenant by the entirety of William Amon Stevens, they having acquired title by deed from B. H. Watson and wife, Laura Watson, of record in Book 2452, page 129, Register's Office of Davidson County, Tennessee.

James D. Stevens is an unmarried person.

Mary S. Ringemann is an unmarried person.

Ben H. Watson, husband of Olivia S. Watson, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to him by virtue of his marriage to Olivia S. Watson, and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premises hereby conveyed.

This property is conveyed subject to the Plan of record in Book 1835, Page 136, 137 and 138, said Register's Office; easement of record in Book 4306, page 83, said Register's Office; and to all applicable local government planning, building and zoning regulations.

This is improved property known as 121 Antioch Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said ANNA FREDRICK RINGEMANN, TRUSTEE with full power to mortgage, sell or convey without the joinder or disclosure of any beneficary, her successors and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a

good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate 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 on this 12th day of December, 1986.

JAMES D. STEVENS

OLIVIA S. WATSON

MARY S. RINGEMANN

BEN H. WATSON

DEC 16 9 33 AM 86
WILLIA Z WILSON REGISTER
DAVIDSON COUNTY, TENN.

I'M ENTIFT REFERENCE

732 46

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $55,250.00.

Anna Fedrick Ringemann, Trustee
AFFIANT

Sworn to and subscribed before me this 12th day of December, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Stevens, Mary S. Ringemann, and Olivia S. Watson and husband, Ben H. Watson, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of December, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

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

RECEIVED OF _____

FOR _____

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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

50000.00- CONT.
154.50 CONTAX
.50 PRFE
6.00 MISC
CHECK 161.00-
7431A 12/16/86 3JL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 3 2 4 6

IDENTIFIT REFERENCE

Dec 16 9 33 AM '86

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

No. 23205