BOOK 7233 PAGE 139 1-017585

STATE OF TENNESSEE
COUNTY OF DAVIDSON

File Box 39

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF May 1987

Notary Public

MY COMMISSION EXPIRES 11-12-90

THIS INSTRUMENT WAS PREPARED BY

Cumberland Valley Title, Inc. 1114 17th Avenue South, Suite 105, Nashville, TN 37212

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael John Rice-Sauer (NAME)	Pope Mortgage Co. (NAME)	Map 103-4
4500 Utah Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 40939 (STREET ADDRESS)	Parcel 105
Nashville, TN 37212 (CITY) (STATE) (P.O. ZIP)	Raliegh, North Carolina 27629-0939 (CITY) (STATE) (ZIP)	FB#25W-3905

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, DORANN M. GRANT, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL JOHN RICE-SAUER and wife, EDITH ANN RICE-SAUER

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. 7 of Block 3 on the map of a part of Sylvan Park, as of record in Book 332, page 104, Registers' Office for said County, described as follows:

Said Lot No. 7 fronts 60 feet on the northerly side of Utah Avenue, formerly 7th Avenue, and runs back between parallel line with the westerly margin of 45th Avenue North, formerly 4th Street, 160 feet to an alley.

Being the same property conveyed to Dorann M. Grant, unmarried, by deed from Sarah Brent Robertson Regen and husband, J. B. Regen, Jr. of record in Book 6781, page 747, Register's Office for said County.

247988

IDENTIFICATION REFERENCE

RECEIVED
May 12 8 07 AM '87
DAVIDSON COUNTY, TN

( ) unimproved, (X) This is improved property, known as 4500 Utah Avenue, Nashville, Tennessee 37209
(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 my hand this 8th day of May 1987

DORANN M. GRANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorann M. Grant, unmarried

the bargainor, with whom I am personally acquninted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of May, 19 87.

Commmission expires 11-12-90

Karen E. Harris
Notary Public

STATE OF TENNESSEE

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

105

WARRANTY DEED

FROM
DORANN M. GRANT

TO
MICHAEL JOHN RICE-SAUER and wife,

EDITH ANN RICE-SAUER

RETURN TO:

CUMBERLAND VALLEY TITLE, INC.
1114 17th Avenue South, Suite 105
Nashville, Tennessee 37212

FILE BOX 39

FIRST

Lawyers Title
of Middle Tennessee, Inc.

One Eleven Union St.
Nashville, TN 37201
(615) 242-1708

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

RECEIVED OF _____

FOR _____

BOOK 7233 PAGE 141

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

77000.00- CAMT.
215.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 222.10-
5% IA05/12/87 BM .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24798.

IDENTIFICATION REFERENCE

MAY 12 8 47 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.80515