Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Dennis B. Rice 144 46th Ave. North Nashville, TN. 37209	Mortgage Specialists Inc. P.O. Box 956 Menomonee, WI. 53051	MAP 103-4 PARCEL 110

WARRANTY DEED BOOK 7532 PAGE 663

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, HOLLY SUZETTE DUNN, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DENNIS B. RICE and wife, ANN V. 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 the north half of Lots Nos. 11 and 12 on Block 3 on the Plan of Sylvan Park Subdivision, of record in Book 332, page 104, said Register's Office.

BEGINNING at a point in the East margin of 46th Avenue, North, said beginning point being 80 feet north of the northeast corner of 46th Avenue, North and Utah Avenue; thence, running at right angles easterly, along the north line of the property heretofore conveyed to Marie Ridge, 110 feet to a point in the east line of Lot 11; thence, at right angles north along the line dividing Lots 10 and 11, 80 feet to the south margin of an alley; thence at right angles west along the south margin of said alley 110 feet to the east margin of 46th Avenue, North; thence, at right angles south along the east margin of 46th Avenue, North, 80 feet to the point of beginning.

BEING the same property conveyed to Holly Suzette Dunn by Quitclaim Deed from Rodney P. Dunn which is being recorded immediately prior to this instrument.

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 144 46th Avenue, No., Nashville, TN. 37209.

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 12th day of April, 1988.

Holly Suzette Dunn

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of April, 1988, before me personally appeared Holly Suzette Dunn, 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 She executed the same as her free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7532 PAGE 664

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___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 84,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 29th day of April, 19 88

_____
Notary Public

My Commission Expires: Oct 9, 1991

26534

IDENTIFICATION REFERENCE

MAY 3 10 23 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2426 05/03/1988 08:[illegible] 10

NOTARY PUBLIC
STATE OF TENNESSEE

WARRANTY DEED

from:

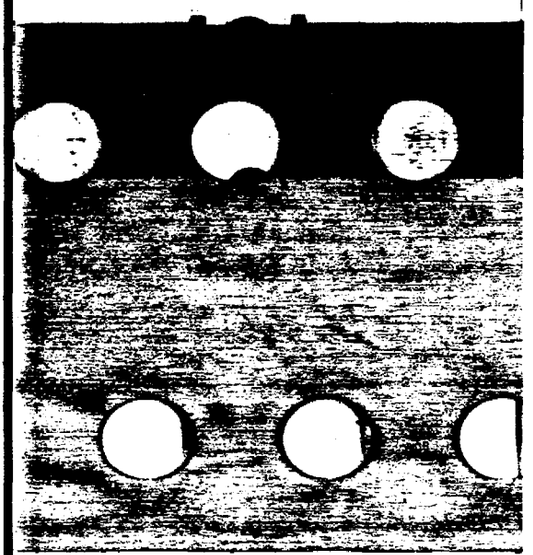
Holly Suzette Dunn, unmarried

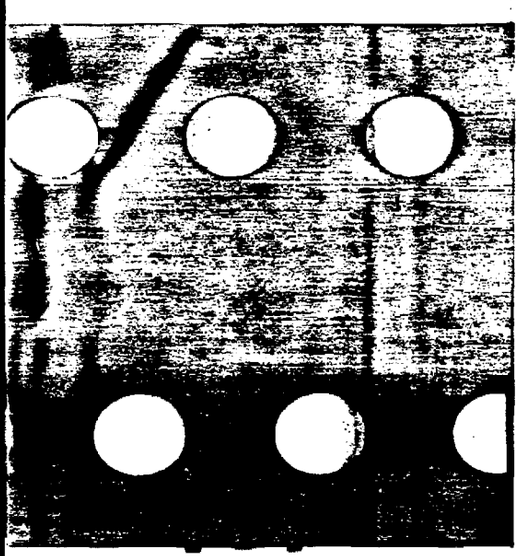
to:

Dennis B. Rice and wife,
Anne V. Rice

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 27464





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7532 PAGE 665

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 84500.00
CON TX 236.60
PRFEE 0.50
WDEED 6.00
TOTAL 243.10
CHECK 243.10

05/03/88 01 10:22 0001 2416

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26534

IDENTIFICATION REFERENCE

MAY 3 10 23 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 86700