BOOK 7700 PAGE 824

Address New Owner:	Send Tax Bills To:	Map/Parcel
Jim Stevens	Same	Map 133-3
3937 Gallatin Rd.		Par 138
Nashville, Tn. 37216		6DA-51385

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, ANNA FREDRICK RINGEMANN, TRUSTEE with full power to mortgage, sell or convey without the joinder or disclosure of any beneficiary, and ANNA FREDRICK RINGEMANN and AMON DEADRICK RINGEMANN, the sole beneficiaries under said trust, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said JIM STEVENS, hereinafter called the Grantee, his heirs 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 and 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 conveyed to Anna Fredrick Ringemann, Trustee with full power to mortgage, sell or convey without the joinder or disclosure of any beneficiary, by deed from James D. Stevens, Olivia S. Watson and Mary S. Ringemann, of record in Book 7070, Page 348, said Register's Office.

Anna Fredrick Ringemann is an unmarried person.

Amon Deadrick Ringemann is an unmarried person.

This property is conveyed subject to the Plan of record in Book 1835, Page 136, 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 JIM STEVENS, his heirs 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 27th day of March 1987.

Anna Fredrick Ringemann Trustee
ANNA FREDRICK RINGEMANN,
Trustee with full power to
mortgage, sell or convey,
without the joinder or
disclosure of any beneficiary

Anna Fredrick Ringemann
ANNA FREDRICK RINGEMANN

Amon Ringemann
AMON DEADRICK RINGEMANN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Anna Fredrick Ringemann
AFFIANT

Sworn to and subscribed before me this 27th day of March, 1987.

Edna Earle Carriger
NOTARY PUBLIC

My commission expires: Jan. 21, 1990.

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 Anna Fredrick Ringemann, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of March, 1987.

Edna Earle Carriger
NOTARY PUBLIC

My commission expires: Jan. 21, 1990.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the wtihin named Anna Fredrick Ringemann and Amon Deadrick Ringemann, 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 Nashville, Tennessee, this 27th day of March, 1987.

Edna Earle Carriger
NOTARY PUBLIC

My commission expires: Jan. 21, 1990.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

RUSH

5600 11/10 0101 03CHECK 188.66

Nov 10 12 08 PM '87

84568

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7700 PAGE 826

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	55250.00
CON TX	182.16
PRFEE	0.50
WDEED	6.00
TOTAL	188.66
CHECK	188.66

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6608

8.45668

IDENTIFICATION REFERENCE

Nov 10 12 08 PM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 153180