Address New Owner:	Send Tax Bills To:	Map/Parcel
Anna Fredrick Ringemann	Same	Map 133-3
123 Antioch Pike		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, JIM STEVENS, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said ANNA FREDRICK RINGEMANN, hereinafter called the Grantee, her 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 Jim Stevens by deed from 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, sole beneficiaries under said trust, of record in Book 7706, Page 824, said Register's Office.

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 ANNA FREDRICK RINGEMANN, her heirs and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind himself, his 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 my hand on this 21st day of December 1988.

JIM STEVENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Anna Fredrick Ruggemann
AFFIANT

Sworn to and subscribed before me this 21st day of December, 1988.

Edna Earle Carnes
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 Jim Stevens, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 1988.

Edna Earle Carnes
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

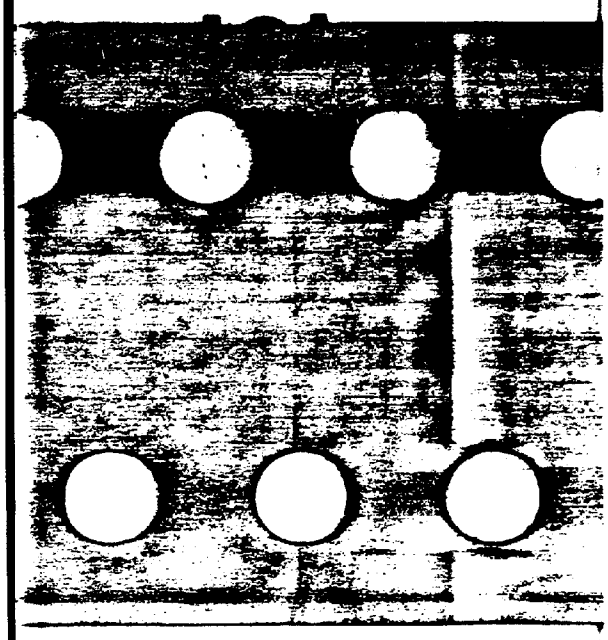
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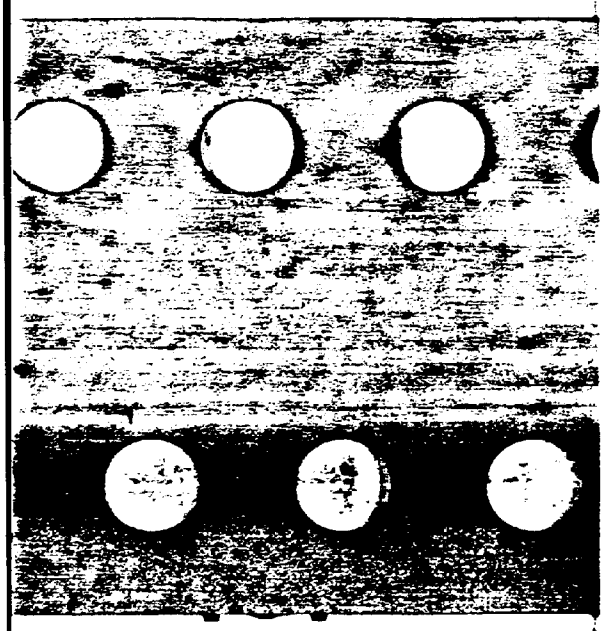
IDENTIFICATION REFERENCE

Dec 21 3 12 PM '88 03CHECK 188.00

HELEN C. WILSON REGISTER
DAVIDSON COUNTY, TN

RUSH





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

RECEIVED OF _____

FOR _____

BOOK 7733 PAGE 771

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

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

12/21/88 01 15:24 0001 0066

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9573.39

IDENTIFICATION REFERENCE

DEC 21 3 24 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0166212