FORM NO. WD-1

BOOK 8293 PAGE 325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,300.00

Thomas W. Rice
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 19 91.

Notary Public

MY COMMISSION EXPIRES: 8-24-93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (mortgagee)	MAP-PARCEL NUMBERS
Thomas W. Rice (NAME)	Valley Fidelity Bank and Trust (NAME)	MAP 43-5
229 Garner Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1991 (STREET ADDRESS)	PAR. 158
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Knoxville, TN 37901 (CITY) (STATE) (ZIP)	11D 58335

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, Tri-County Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas W. Rice and wife, Kathleen A. Rice, as Tenants by the Entirety

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:

BEING Lot No. 24 and the easterly 5 feet of Lot 25 of Block "B" on the Plan of Kennaston Estates, as of record in Book 843, Page 83, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Being the same property conveyed to Tri County Builders, Inc. by deed from First Cumberland Bank of record in Book 8139, Page 60, Register's Office for Davidson County, Tennessee.

Tri County Builders, Inc. and Tri-County Builders, Inc. are one and the same.

93023

IDENTIF. TREFERENCE

FEB 15 9 53 AM '91

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

7071 02/15 0101 03CHECK 205.99

unimproved ( )
This is improved (X) property, known as 229 Garner Avenue, Madison, TN 37115
(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 13th day of February, 19 91

Tri-County Builders, Inc.
By: Carson W. Beck
Carson W. Beck, Vice-President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carson W. Beck and _____ with whom I am personally acquainted and who upon (his oath) (~~their several oaths~~) acknowledged (himself) (~~themselves~~) to be the Vice-President and _____ respectively of the Tri-County Builders, Inc. the within named bargainor, a corporation, and that (he) (~~they~~) as such Vice-President 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 Carson W. Beck as such Vice-President and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 13th day of February 19 91

My commission expires 5-22-93

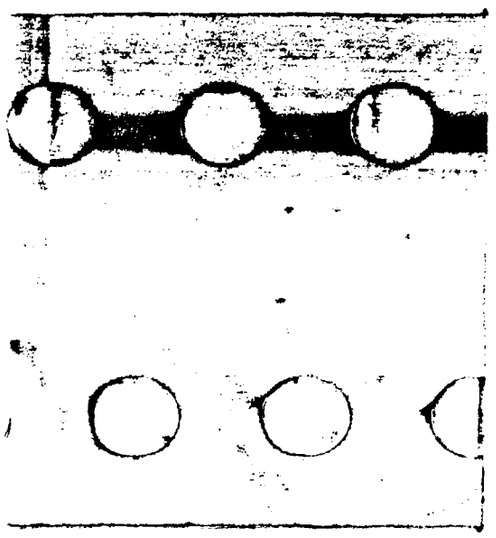
_____
Notary Public

WARRANTY DEED

FROM
Tri-County Builders, Inc.

TO
Thomas W. Rice
Kathleen A. Rice

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217



OFFICIAL RECEIPT

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

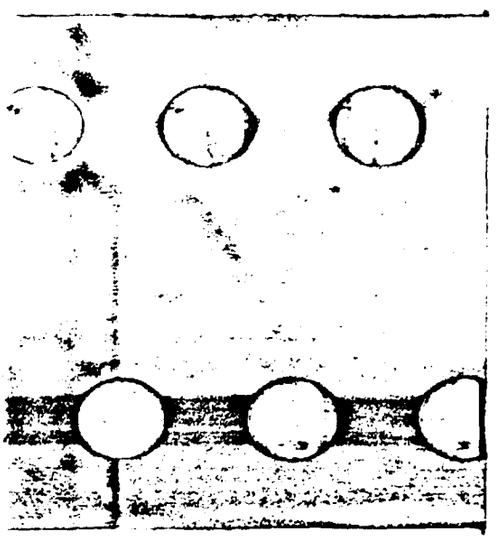
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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	60300.00
CON TX	198.99
PRFEE	1.00
HUGED	6.00
TOTAL	205.99
CHECK	205.99

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/15/91 01 09:50 0001 7071

93023

IDENTIF. REFERENCE

FEB 15 9 53 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 397368