Box 27-B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Michael J. Ricci 142 Academy Square Nashville, TN 37210	Troy & Nichols, Inc. ATTN: Tax Department P.O. Box 4025 Monroe, LA 71211-4025	Map and Parcel 093-11-0 A 142.00

This instrument prepared by: Cindy S. Smith, Attorney at Law, 2605 Elm Hill Pike, Suite C, Nashville, TN 37214 (Box 27-Bottom)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, James E. Tays and wife, Donna A. Pritchett Tays, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Michael J. Ricci, unmarried, (the Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Academy Square of record in Book 5200, Page 584, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to James E. Tays and Donna A. Pritchett, both unmarried, by Deed from Haury & Smith Contractors, Inc., of record in Book 6236, Page 633, said Register's Office.

This is improved property commonly known as Unit 142 Academy Square, Nashville, Tn 37210.

The above said James E. Tays and Donna A. Pritchett having since married.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (a) The Plan of record in Book 5200, Page 584, said Register's Office and all matters therein; (b) Property Tax Lien for the current year, said taxes being prorated and payment of same being assumed by the grantees; (c) Restrictive Covenants of record in Book 6117, Page 681; amended in Book 6222, Page 873; Book 6125, Page 384; Book 6117, Page 700, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $60,000.00.

X Michael J Ricci
Affiant

Subscribed and sworn before me this 8th day of April, 1991.

Cindy S. Smith
Notary Public
My Commission Expires: 7-23-94

NOTARY PUBLIC AT LARGE ST

053117

IDENTIF. REFERENCE

APR 9 1991

FELIX Z. DAVIDSON COUNTY TN.

3297 04/09 0101 03CHECK 205.00

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantor do covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of April, 1991.

James E. Tays

Donna A. Pritchett Tays

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named James E. Tays and wife, Donna A. Pritchett Tays, with whom I am personally acquainted, or who 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 5th day of April, 1991.

Notary Public
My Commission Expires: 7-23-94

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OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8326 PAGE 818

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 60000.00
CON TX 198.00
PRFEE 1.00
WDEED 6.00
TOTAL 205.00
CHECK 205.00

04/09/91 01 10:01 0001 3297

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05311

IDENTIF. REFERENCE

APR 9 10 03 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 411376