31071

TENNESSEE REAL ESTATE TRANSFER REFERENCE

Jul 16 10 49 AM '91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

William R Mallard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 19 91

Carol L. Rice
Notary Public

MY COMMISSION EXPIRES: 9/28/91
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 388 Harding Place, Suite C, Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Mallard (NAME)	Sovran Mortgage Corporation (NAME)	MAP 42-11
653 Old Hickory Boulevard (ADDRESS)	1512 Willow Lawn Drive (ADDRESS)	PARCEL 63.00
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Richmond, Virginia 23230 (CITY) (STATE) (ZIP)	11D-01080

FOR AND 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, the Heirs at law of Nellie M. Rice being as follows: William M. Rice, Pauline R. Gammon, Minnie R. Overton, Ellen R. Kemp, Jerry W. Rice, Carol M. DeLoach *
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Mallard and Thomas E. Danko

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:

Land in Davidson County, Tennessee, being Lots 3 to 6, inclusive of Block "C" on the Plan of Marthonna, not of record, described according to a survey made by J. A. Mefford, Surveyor, December, _____, 1973, as follows:
BEGINNING on the southerly margin of Old Hickory Boulevard, at a point 100 feet west of the northwest corner of the property conveyed to Jesse M. Curtis by deed from Cumberland Development Company, of record in Book 1133, page 347, Rgister's Office for said County, being the corner of Lots Nos. 6 & 7; thence with the line between said two lots, southwardly 248.8 feet to the corner of Lots Nos. 2 & 3, thence with the line between said two lots, northwardly 229.2 feet to the southerly margin of Old Hickory Boulevard; thence with the same, eastwardly 102 feet to the beginning.

Being the same property coneyed to M. P. Rice of record in Book 2482, page 487, Register's Office for Davidson County, Tennessee. The said M.P. Rice having since died. Nellie M. Rice, wife of M.P. Rice having since died.

George A. Kemp, husband of Ellen R. Kemp joins in this conveyance to convey and and all marital rights, if any.
* Harold M. Rice and DeWitt Rice

Katherine R. Rice, Betty J. Rice, Vance Overton, Mary Rice, James DeLoach, and Nancy C. Rice join in this conveyance to convey and all marital rights, if any.

unimproved ( )
This is improved (X) property, known as 653 Old Hickory Boulevard, Madison, Tennessee 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.

1957 07/16 0101 03CHECK 262.75

Witness my hand this 28th day of June, 19 91

Estate of Nellie M. Rice

DeWitt Rice

** Other Heirs of Nellie M. Rice on back page

William M. Rice
by Ellen R. Kemp Atty in fact

George A. Kemp

Ellen R. Kemp

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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 Ellen R. Kemp, and husband George A. Kemp and Dewitt Rice

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of June 19 91

Commission expires 9/24/94

Carol Lacy
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

**Other Heirs of Nellie M. Rice necessary to effect the conveyance to William R. Mallard and Thomas E. Danko

Katherine R. Rice by Ellen R Kemp Atty in Fact
Patricia R. Jamerson by Ellen R. Kemp Atty in Fact
Mexicie R. Overton by Ellen R. Kemp Atty in Fact
Jerry W. Rice by Ellen R. Kemp Atty in Fact
Carol M. DeLoach by Ellen R. Kemp Atty in Fact
Harold M. Rice by Ellen R. Kemp Atty in Fact
Betty J. Rice by Ellen R. Kemp Atty in Fact
Vance Overton by Ellen R. Kemp Atty in Fact
Et Nancy Rice by Ellen R Kemp atty in Fact
James Deloach by Ellen R Kemp Atty in Fact
Nancy C. Rice by Ellen R. Kemp Atty in Fact

WARRANTY DEED
FROM
TO
RETURN TO:

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this the 28th day of June, 1991, before me, the undersigned, a Notary Public, personally appeared Ellen R. Kemp, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for William M. Rice, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

March 25, 1995
My commission expires:

Mark A. Ellmore
Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this the 28th day of June, 1991, before me, the undersigned, a Notary Public, personally appeared Ellen R. Kemp, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Betty J. Rice, and acknowledged that she executed the same as the act of her princpal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

March 25, 1995
My commission expires:

Mark A. Ellmore
Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this the 28th day of June, 1991, before me, the undersigned, a Notary Public, personally appeared Ellen R. Kemp, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Jerry W. Rice and wife, Mary Rice, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

March 25, 1995
My commission expires:

Mark A. Ellmore
Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this the 28th day of June, 1991, before me, the undersigned, a Notary Public, personally appeared Ellen R. Kemp, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Carol M. DeLoach, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

March 25, 1995
My commission expires:

Mark A. Ellmore
Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this the 28th day of June, 1991, before me, the undersigned, a Notary Public, personally appeared Ellen R. Kemp, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for James A. DeLoach, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

March 25, 1995
My commission expires:

Mark A. Ellmore
Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this the 28th day of June, 1991, before me, the undersigned, a Notary Public, personally appeared Ellen R. Kemp, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Harold M. Rice, and acknowledged that she executed the same as the act of her princpal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

March 25, 1995
My commission expires:

Mark A. Ellenburg
Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this the 28th day of June, 1991, before me the undersigned, a Notary Public, personally appeared Ellen R. Kemp, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Nancy C. Rice, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

March 25, 1995
My commission expires:

Mark A. Ellenburg
Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this the 28th day of June, 1991, before me the undersigned, a Notary Public, personally appeared Ellen R. Kemp, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Pauline R. Gammon, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

March 25, 1995
My commission expires:

Mark A. Ellenburg
Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this the 28th day of June, 1991, before me the undersigned, a Notary Public, personally appeared Ellen R. Kemp, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Vance Overton, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

March 25, 1995
My commission expires:

Mark A. Ellenburg
Notary Public

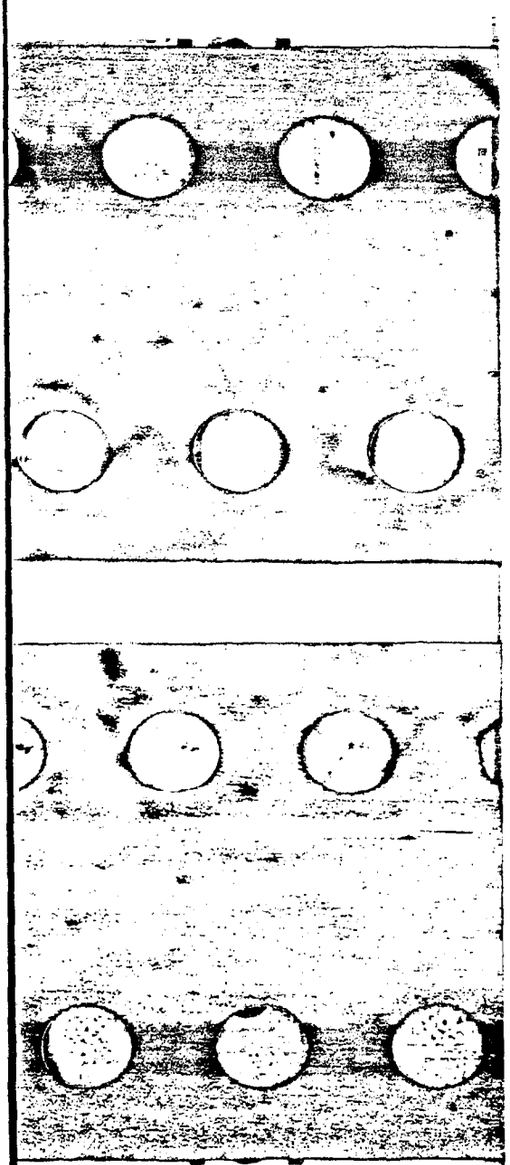
STATE OF TENNESSEE COUNTY OF DAVIDSON

On this the 28th day of June, 1991, before me the undersigned, a Notary Public, personally appeared Ellen R. Kemp, known to mr (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Minnie R. Overton, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

March 25, 1995
My commission expires:

Mark A. Ellenburg
Notary Public



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 67500.00
CON TX 249.75
PRFEE 1.00
WDEED 12.00
TOTAL 262.75
CHECK 262.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/16/91 01 10:53 0001 1967

3107.1.

IDENTIFICATION REFERENCE

JUL 16 10 49 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 440975