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7.00 75

WARRANTY DEED

FROM: Cynthia L. South, Donald L. Loftis, Judith L. Risner and Nancy L. Kellner

TO: Richard Ice, et ux. 4404 Nevada Avenue Nashville, Tennessee

Dec 20 9 14 AM '91

Send Tax Bills To: Richard Ice and wife, Lori Ice

MAP: 91-16 PARCEL: 100 FB: 25W-00105

FOR AND IN CONSIDERATION OF the sum of $40,000.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Cynthia L. South, Donald L. Loftis, Judith L. Risner and Nancy L. Kellner, hereafter called the Grantors, have bargained and sold, and, by these presents, do hereby transfer and convey to Richard Ice and wife,Lori Ice, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the west 40 feet of Lot No. 305 of Block 14 on the map of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for said County.

Said part of said Lot fronts 40 feet on the north side of Nevada Avenue and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed by Warranty Deed from Aaron R. Smith and wife, Elizabeth Armstrong Smith to Theodore P. Loftis and wife, Mary V. Loftis, of record in Book 4610, page 277, Register's Office for Davidson County, Tennessee, the said Theodore P. Loftis having since deceased on the 24th day of October, 1978, and the said Mary Vaughn Loftis having subsequently deceased on the 9th day of September, 1991; and, the Grantors herein named being the devisees of the aforesaid property under the Last Will and Testament of Mary Vaughn Loftis, said Will being of record under Docket No. 97949, Probate Court for Davidson County, Tennessee.

The said Mary Vaughn Loftis and Mary V. Loftis are one and the same person.

Mary L. (Nella) McCall, the executrix of the estate of Mary V. Loftis hereby joins in this conveyance for the purpose of divesting the estate of any right, title or interest which it may have in the described property.

The said Cynthia L. South is an unmarried person and the spouses of the other Grantors; to wit: Jessica L. Loftis, Claiborne Risner and Alvin D. Kellner, hereby join in this conveyance to convey any marital rights which they may have in the aforesaid property.

This is improved property known as 4404 Nevada Avenue, Nashville, Tennessee.

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 our hands this 19th day of December, 1991.

Mary L. (Nella) McCall
MARY L. (NELLA) McCALL
Executrix

Cynthia L. South by Ronald L. Stone
CYNTHIA L. SOUTH, unmarried
Attorney-in-Fact

Donald L. Loftis
DONALD L. LOFTIS and wife,

Jessica L. Loftis by Ronald L. Stone
JESSICA L. LOFTIS
Attorney-in-Fact

Judith Anne Loftis Risner
JUDITH L. RISNER and husband,

Claiborne Risner
CLAIBORNE RISNER

Nancy L. Kellner by Ronald L. Stone
NANCY L. KELLNER and husband,
Attorney-in-Fact

Alvin D. Kellner by Ronald L. Stone
ALVIN D. KELLNER
Attorney-in-Fact

The Limited Powers of Attorney for Cynthia L. South, Nancy L. Kellner and Alvin D. Kellner are of record in Book 8511, page 688, Book 8511, page 692, and Book 8511, page 690, respectively, Register's Office for Davidson County, Tennessee, and for Jessica L. Loftis at Book 8511, page 686, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Darlene Taylor, a Notary Public in and for said County and State, the within named Cynthia L. South, an unmarried person, the bargainor, by and through her attorney-in-fact, Ronald L. Stone, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of December, 1991.

Darlene S Taylor
NOTARY PUBLIC

My Commission Expires: 3-27-93.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Darlene Taylor, a Notary Public in and for said County and State, the within named Donald L. Loftis and wife, Jessica L. Loftis, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of December, 1991.

Darlene S Taylor
NOTARY PUBLIC

My Commission Expires: 3-27-93.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Darlene Taylor, a Notary Public in and for said County and State, the within named Judith L. Risner and husband, Claiborne Risner, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, Witness my hand and official seal at Nashville, Tennessee, this 19th day of December, 1991.

Darlene S Taylor
NOTARY PUBLIC

My Commission Expires: 3-27-93.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Darlene Taylor, a Notary Public in and for said County and State, the within named Nancy L. Kellner and husband, Alvin D. Kellner, the bargainors, by and through their attorney-in-fact, Ronald L. Stone, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of December, 1991.

Darlene S Taylor
NOTARY PUBLIC

My Commission Expires: 3-27-93.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Darlene Taylor, a Notary Public in and for said County and State, the within named Mary L. (Nella) McCall, Executrix of the Estate of Mary V. Loftis, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of December, 1991.

Darlene S Taylor
NOTARY PUBLIC

My Commission Expires: 3-27-93.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

4200 12/20 0101 03CHECK 161.00

The actual consideration or value, whichever it greater, for this transfer is 40,000.00.

Donald L. Stone
AFFIANT

Subscribed and sworn to before me this 19th day of December, 1991.

Darlene S Taylor
NOTARY PUBLIC

My Commission Expires: 3-27-93.

THIS INSTRUMENT WAS PREPARED BY
Ronald L. Stone, Suite 502, 211 Printers Alley,
Nashville, Tennessee 37201

Mail

j:121891

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 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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 12.00
TOTAL 161.00
CHECK 161.00

12/20/91 01 09:16 0001 4200

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0 8.7 6.

IDENTIFICATION

DEC 20 9 14 AM '91

No. 486688