BOOK 8535 PAGE 256 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Richard C. Rice
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF January 1992

James A. Carney
Notary Public

MY COMMISSION EXPIRES: 11-26-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
Richard C. Rice (NAME)	NO MORTGAGE ESCROW (NAME)	Map 83-2
1405 E. Greenwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	SEND TAX BILLS TO: (STREET ADDRESS)	Parcel 47
Nashville, Tennessee 37206 (CITY) (STATE) (P.O. ZIP)	SAME (CITY) (STATE) (ZIP)	27W 23720

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, Thomas E. Utley,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard C. Rice,

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 a part of Lot No. 1 on the Plan of H. M. Doak's Subdivision of record in Book 332, page 22, Register's Office.

Beginning on the northerly margin of Greenwood Avenue, 116 feet easterly from the easterly margin of 14th Street, being J. W. Williamson's southeast corner; thence with his easterly line, northerly 200 feet to the southerly margin of an alley; thence with said alley, easterly 52 feet to Mrs. Ella McKee's northwest corner; thence with her westerly line, southerly 200 feet to the northerly margin of Greenwood Avenue; thence with the northerly margin of said Avenue, westerly 52 feet to the beginning.

Being the same property conveyed to Thomas E. Utley and Carol Tenpenny by deed from Brenda J. Fisher, Trustee, of record in Book 7589, page 455, Register's Office for Davidson County, Tennessee, and being the same property wherein Carol Tenpenny conveyed all her rights, title and interests to Thomas E. Utley by deed of record in Book 8525, page 437, said Register's Office.

The legal description was obtained from the last conveyance of record.

Buyer assumes Metro Realty Taxes for the year 1991 and thereafter.

9747 01/24 0101 03CHECK 155.00

unimproved ( ) This is improved (XX) property, known as 1405 (House Number) E. Greenwood Avenue (Street) Nashville, Tennessee 37206 (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 14th day of January, 1992

Thomas E Utley
THOMAS E. UTLEY

STATE OF TENNESSEE }
Davidson County }

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Personally appeared befcre me, _____, a Notary Public in and for said County and State, the within named Thomas E. Utley

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 14th day of January, 1992.

Commission Expires 11-25-95

James E. Cox
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM

THOMAS E. UTLEY

TO

RICHARD C. RICE

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

7.9163

IDENTIFICATION REFERENCE

JAN 24 3 50 PM '92

DAVIDSON COUNTY, TN

PICK-UP

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
				VOID
				MISC 6.00-
				TOTAL 6.00-
				CHECK 6.00-
01/24/92	01			15:58 0001 9746
				MISC 6.00
				TOTAL 6.00
				CHECK 6.00
01/24/92	01			15:57 0001 9745

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9 1.6.3

IDENTIFICATION REFERENCE

JAN 24 3 58 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	6.00
TOTAL	155.00
CHECK	155.00

01/24/92 01 15:58 0001 9747

No. 496119