Prepared By:
JOHN W. STAPP, IV
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Douglas M. Rice and wife Mary Beth Rice 612 Westview Avenue Nashville, TN 37205	Dobson & Johnson, Inc. P.O. Box 50889 Nashville, TN 37205	Map 130-3 Parcel 51

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER IS $290,000.00

Sworn and subscribed to before me this March 7, 1992.

My Commission Expires: 5/28/95

Notary Public

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, the receipt and sufficiency of which is hereby acknowledged, including but not limited to the assumption by Douglas M. Rice and Mary Beth Rice of the outstanding principal indebtedness due and owing to Dobson & Johnson, Inc., pursuant to a Promissory Noted dated December 16, 1978, in the original principal amount of $95,250.00, with interest at a rate of nine and three-quarters percent (9.75%) per annum, the present outstanding principal balance being $80,980.67, J. Ronald Scott and wife Elaina Scott, ("Grantors"), have this date bargained and sold, and do hereby sell, transfer and convey unto Douglas M. Rice and wife Mary Beth Rice, ("Grantees"), their heirs and assigns, all their right, title and interest in the following described tract of land:

Land in Davidson County, Tennessee, described as follows:

Being parts of Lots No. 19 and 20, block 11, and part of an unnumbered lot immediately east of Lot No. 19, part of an unnamed street (now closed) lying between Blocks 11 and 12, and part of Lot 1, Block 12, on the Plan of a Resubdivision of a part of Royal Oaks, as of record in Book 974, page 4, and 5, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Westview Avenue, at the southwest corner of the property conveyed to A.D. Reed and wife, as of record in Book 1149, page 140, said Register's Office; thence with Reed's southerly line, easterly 200 feet to a stake; thence southerly 162 feet 5 inches to a

point; thence westerly 203.5 feet to a point in the easterly margin of Westview Avenue; thence with the margin of the same, northwardly 130 feet to the point of beginning.

Being the same property conveyed to J. Ronald Scott and wife Elaina Scott by deed of record in Book 5377, page 494, Register's Office for Davidson County, Tennessee.

This property is improved property located at: 612 Westview Avenue, Nashville, Tennessee, 37205.

TO HAVE AND TO HOLD the above described real estate together with all improvements situated thereon and appurtenances thereunto belonging unto the said Grantees and Grantees' heirs and assigns, in fee simple forever.

WE COVENANT with the said grantee that we are lawfully seized and possessed of the above described real estate, that we have good and lawful right to sell and convey the same and that the same is unencumbered, except as provided on Exhibit A attached hereto, and we bind ourselves and our heirs and representatives to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

WITNESS our hands this 7th day of March, 1992.

J. Ronald Scott by Laurence M. Papel, Atty-in-Fact
J. Ronald Scott by
Laurence M. Papel,
Attorney-in-Fact

Elaina Scott by Laurence M. Papel, Atty-in-Fact
Elaina Scott by
Laurence M. Papel
Attorney-in-Fact

ATTORNEY-IN FACT ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7 day of March, 1992, before me personally appeared Laurence M. Papel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of J. Ronald Scott and wife Elaina Scott, acknowledged that he executed the same as the free act and deed of J. Ronald Scott and wife Elaina Scott.

Witness my hand, at office, this 7 day of March, 1992.

AFFIX SEAL HERE:

Notary Public
My Commission Expires:
12/5/93

The description contained in this Deed is the same description as in the previous deed of record.

EXHIBIT A

ENCUMBRANCES

1. 1992 property taxes, a lien not yet due and payable.

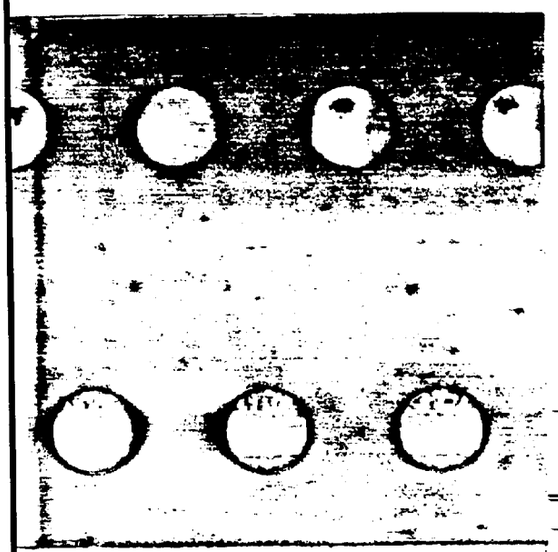
2. All matters appearing on the Plan of Record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.

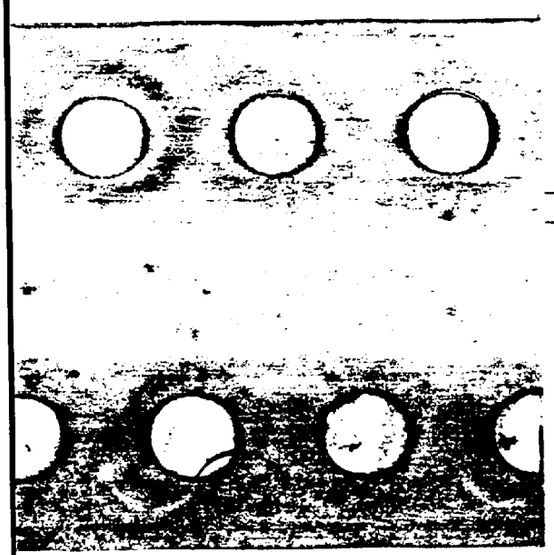
3. A driveway easement of record in Book 6635, page 928, Register's Office for Davidson County, Tennessee.

4. A Deed of Trust dated December 16, 1978, executed by J. Ronald Scott and wife Elaina Scott to Albert William Johnson, Trustee, securing the payment of a note to Dobson & Johnson, Inc. in the original principal amount of $95,250.00, said Deed of Trust being of record in Book 5377, page 496, Register's Office for Davidson County, Tennessee.

(c:\wp51\js\scott.wty)

90917
IDENTIFT REFERENCE
MAR 9 3 16 PM '92
DAVIDSON COUNTY, TN
PICK-UP
4753 03/09/1992 03CHECK 1082-00





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

RECEIVED OF _____

FOR _____

BOOK 8570 PAGE 362

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	
				290000.00
			CON TX	1073.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	1083.00
			CHECK	1083.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

907 7:

IDENTIFICATION REFERENCE

MAR 9 3 6 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

93-0282 01 15:45 0001 4762

No. 509229