7. 1. Con 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8662 PAGE 305

ADDRESS NEW OWNER:
Lynda M. Fedorsin and Michael A. Foster
1300 Greenfield Avenue
Nashville, Tennessee 37216

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

MAP AND PARCEL:
MAP 72-3
PARCEL 325
15dz 09715

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Douglas M. Rice and wife, Mary Beth A. Rice, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lynda M. Fedorsin and Michael A. Foster, both unmarried, as joint tenants with specific right of survivorship, 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 tract of land in Davidson County, Tennessee, BEING Lot No. 1 on the unrecorded Plan of Nashville Trust Company Subdivision of Lots 1, 2 and a 30-foot strip adjoining Lot No. 1 on the West as shown on Plan of Subdivision of Mora Sharpe-lands, as of record in Book 547, Page 114, Register's Office, Davidson County, Tennessee and further described according to a mortgage loan inspection by Campbell Surveying Company, Inc., 2424 21st Avenue South, Suite 201, Nashville, Tennessee 37212, License Number 665, dated June 10, 1992, as follows:

BEGINNING at a point in the southerly margin of Greenfield Avenue, said point also being at the southeast intersection of Greenfield Avenue and an Alley; thence with said southerly margin of Greenfield Avenue easterly 70 feet to a point; thence leaving said margin of said road southwesterly 200 feet to a point; thence westerly 43 feet to a point in the easterly margin of an Alley; thence with said margin of said Alley, northerly 200 feet to a point in the southerly margin of Greenfield Avenue, the point of beginning.

Being the same property conveyed to Douglas M. Rice and wife, Mary Beth A. Rice, by deed from Charles Henry Geny of record in Book 6482, Page 516, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to easement for sanitary sewers and/or storm drainage of record in Book 4277, Page 703, said Register's Office.

This is improved property known as 1300 Greenfield Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lynda M. Fedorsin and Michael A. Foster, both unmarried, their heirs and assigns, forever; and we, Douglas

M. Rice and wife. Mary Beth A. Rice 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 24th day of June, 1992.

Douglas M. Rice

Mary Beth A. Rice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5548 06/26 0101 03CHECK 260.45

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Douglas M. Rice and wife, Mary Beth A. Rice the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this the 24th day of June, 1992.

NOTARY PUBLIC

My Commission Expires: 5/15/94

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 68,500.00.

AFFIANT

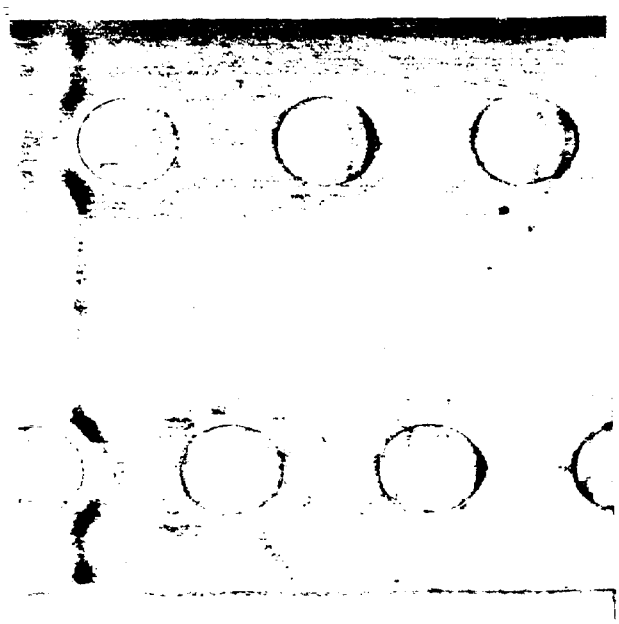
Subscribed and sworn to before me this 24th day of June, 1992.

NOTARY PUBLIC
My Commission Expires: 5/15/94

231133

IDENTIF. REFERENCE

JUN 26 3 50 PM '92



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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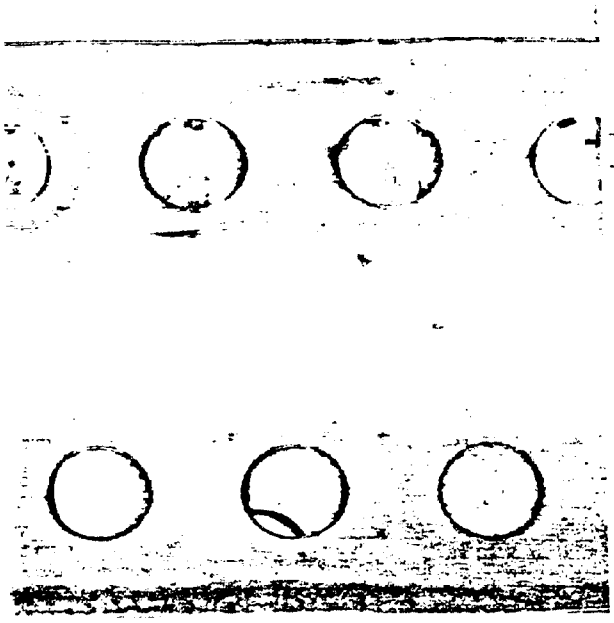
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 68500.00
CON TX 253.45
PRFEE 1.00
WDEED 6.00
TOTAL 260.45
CHECK 260.45

06/26/92 01 15:50 0001 5548

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



23133

IDENTIF. REFERENCE

JUN 26 3 50 PM '92

No. 545249