THIS INSTRUMENT PREPARED BY:
Hunter B. Short
2323 21st Ave., South
Suite 200
Nashville, TN 37212
(615) 298-3300

WARRANTY DEED

New Owner:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
Russell Jerry Rice and wife, Janice Sue Rice 6435 Tea Rose Terrace Brentwood, TN 37027	Chemical Mortgage Co. Box 341590 Columbus, OH 43234-1590	MAP 117-3B PARCEL 102

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS and other good and valuable consideration, including the assumption by Grantees of the present balance of a loan to Chemical Mortgage Company, in the approximate sum of $37,500, as secured on the subject property, Richard Krumdieck, a single person, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Russell Jerry Rice and wife, Janice Sue Rice, their heirs and assigns, a certain condominium in Davidson County, Tennessee as follows to-wit:

Unit No. G-7, Parcel No. 102, in a horizontal property regime which is located on the plat of Villager Condominium, of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee.

3373 08/24 0101 03CHECK 147.75

BEING the same property conveyed to the Grantor by deed of record in Book 6880, page 954, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager Condominiums of record in Book 5434, page 665, Register's Office for Davidson County, Tennessee, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5434, page 708, said Register's Office, and a Deed of Correction in Book 5487, page 967, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is here made. Said property is further subject to two deeds of trust. The Title Insurance Company of Minnesota has issued, or shall issue, affirmative title insurance against the enforcement or attempted enforcement of these deeds of trust.

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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind his heirs and assigns 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.

WITNESS my hand this 24th day of August, 1992.

Richard Krumdieck
RICHARD KRUMDIECK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared Richard Krumdieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of August, 1992.

NOTARY PUBLIC

My Commission expires: 5/25/96

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $37,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Russell Jay Rice
AFFIANT

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

NOTARY PUBLIC

My Commission expires: 5/25/96

39205.

IDENTIFICATION REFERENCE

AUG 21 2 40 PM '92

DAVIDSON COUNTY, TN

PICK-UP

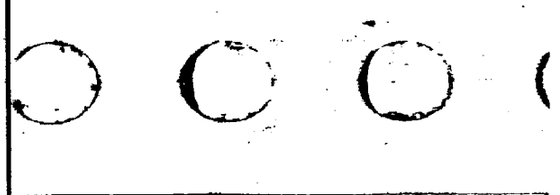


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8709 PAGE 661



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	37500.00
CON TX	138.75
PRFEE	1.00
WDEED	8.00
TOTAL	147.75
CHECK	147.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/14/92 14:42:0601 3373



3 9 2 0 5.

IDENTIFICATION REFERENCE

AUG 24 2 40 PM '92

F. Z. WILSON, II
DAVIDSON COUNTY, TN

No. 563112