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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Muriel Robinson Rice
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 1992

Notary Public

MY COMMISSION EXPIRES 4-5-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Tandy C. Rice, Jr. et ux	Same/nationsBanc Mortgage Corp.	26W10067
P.O. Box (NAME) 157089	P.O. Box 630005	104-09-0-K-202
~~3818 West End Ave. #202~~ (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	00CO
Nashville, TN ~~37205~~ 37212	Dallas, Texas 75263-0005	
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, The Estate of W.L. Bainbridge, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tandy C. Rice, Jr. and wife, Muriel Robinson-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

Land in Davidson County, Tennessee, being unit No. 202, The Montclair, as described in the Master Deed Establishing Horizontal Property Regime of the Montclair, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

Being the same property conveyed to W.L. Bainbridge, Jr. by deed from BanBoston Mortgage Corporation, a Florida Corporation, of record in Book 7937, page 539, said Register;s Office. W.L. Bainbridge, Jr. having died leaving said property to Trustees under Revocable Trust Agreement under will Book 173, page 13, in File #96349, Probate Office for said County.

This conveyance is made subject to Master Deed and By-Laws, which contain restrictive convenants, liens and other matters of record in Book 7332, page 380, Book 7902, page 113 and Book 6846, page 838, all in the Register's Office for said County.

3818 West End Avenue #202, Nashville, TN 37205

unimproved ( )
This is improved (X) property, known as _____
(House Number) (Street) (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 our hand s this 17th day of November, 1992

The Estate of W.L. Bainbridge, Jr.

BY: W.L. Bainbridge

W.L. Bainbridge, III
Ancillary Administrator

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, W. L. Bainbridge, III, Ancillary Administrator

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 17th day of November, 1992

NOTARY PUBLIC

My commission expires:
5-28-95

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of 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 President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

The Estate of W. L. Bainbridge, Jr

TO

Tandy C. Rice and wife

Muriel Robinson-Rice

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027

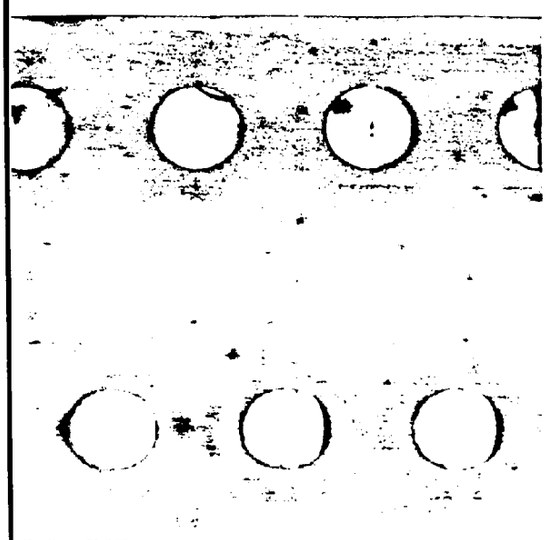
IDENTIFICATION REFERENCE

6 8 7 2 5.

NOV 30 2 51 PM '92

DAVIDSON COUNTY, TN

1548 11/30 0101 03CHECK 515.90



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	
				137000.00
			CON TX	506.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	515.90
			CHECK	515.90
11/30/92	01		14:49 0001	1648

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6872 5.

IDENTIFICATION REFERENCE

NOV 30 2 51 PM '92

F. Z. WILSON, II, REG.
DAVIDSON COUNTY, TN

No. 595359