PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

W & I Ref: (KD) (Title No: 32776)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 230000.00

John M. Landers
Affiant

Sworn and subscribed before me this
15th day of January, 1993.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:

John M. Landers
Sharon Sue Landers
5322 Otter Creek Court
Brentwood, Tn 37027

RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

MAP-PARCEL NUMBERS
145-15A-11

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Muriel J. Robinson Rice and spouse, Tandy C. Rice,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John M. Landers and spouse, Sharon Sue Landers,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 15A on the revised plan of Stratford Place, of record in Book 6250, Page 560, Register's Office for said County, to which plan and second ammendment to the Master Deed are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Muriel J. Robinson by deed from W. P. Russell, Jr. and wife, Lynne M. Russell of record in Book 6820, Page 388, said Register's Office. The said Muriel J. Robinson having since married now being knosn as Muriel J. Robinson Rice.

SUBJECT to Master Deed and By-Laws, which contain restrictive covenants and other matters of record in Book 6472, Page 47, Book 6472, Page 86, Book 7140, Page 592, and re-recorded in Book 7234, Page 801 and amended in Book 7353, Page 472, Book 7426, Page 234 and in Book 7750, Page 116 all in the Register's Office for said County. All assessments provided for in the above referenced Master Deed and By-Laws, which have become due and payable prior to or at the time of the proposed conveyance, must be paid.

Tandy C. Rice, spouse of Muriel J. Robinson Rice, joins in this conveyance solely for waiving any marital interest he might have in the subject property.

This is improved property, known as: 5322 Otter Creek Court, Brentwood, Tn 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of January, 1993.

Muriel J. Robinson Rice

Tandy C. Rice

State of Tennessee
County of Davidson

On this 15th day of January, 1993, before me the undersigned authority, personally appeared **Muriel J. Robinson Rice**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 7/27/96

Notary Public

State of Tennessee
County of Davidson

Before me the undersigned authority, personally appeared **Tandy C. Rice**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same as a free act and deed.

Witness my hand and official seal on January ___, 1993.

My Commission Expires: 7/27/96

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

8 3 4 7 5

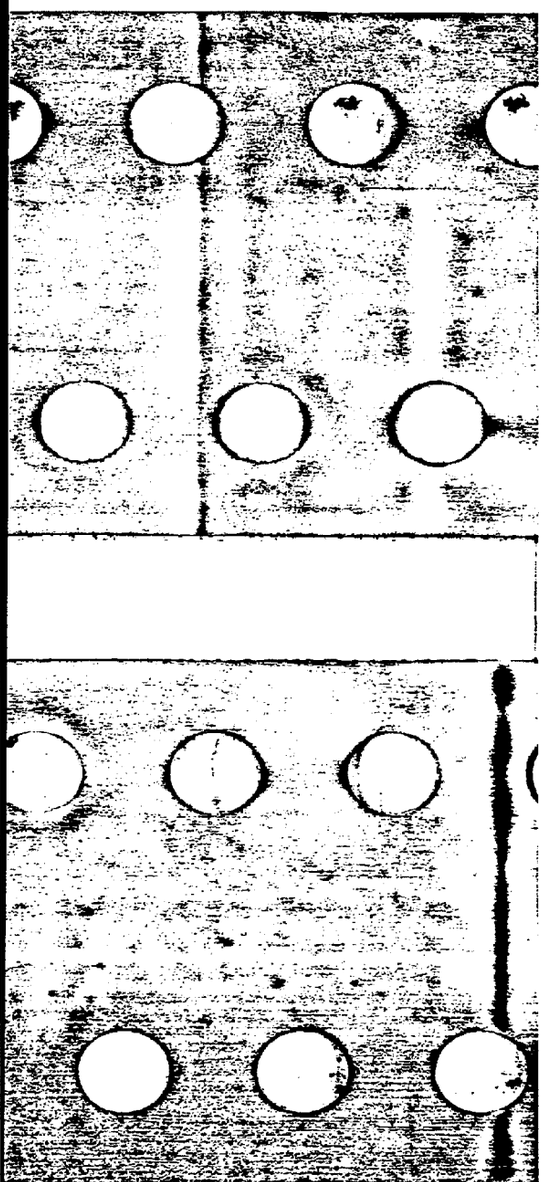
IDENTIFICATION REFERENCE

JAN 19 9 16 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6826 01/19 0101 03CHECK 860.00

BOOK 8842 PAGE 501



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8842 PAGE 502

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
				230000.00
				CON TX 851.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 860.00
				CHECK 860.00
01/19/93	01			09:14 0001 6826

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8347 5.

IDENTIFICATION REFERENCE

JAN 19 9 16 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 611576