FILE BOX 45

MAIL TAX NOTICES TO: First American National Bank
First American Center
Nashville, TN 37237

Map: 108
Group: 8
Parcel: 8

NEW OWNER NAME/ADDRESS: Monica D. Alexander
3405 White Pine Drive
Nashville, TN 37214

BOOK 9656 PAGE 172

STATE OF TENNESSEE)
ss:
DAVIDSON COUNTY)

This Instrument Prepared from Information Provided by the Parties By:
CINDY S. SMITH, Attorney-at-Law
Nashville, Tennessee **(ldv)**
(Davidson County Box 27-B)

WARRANTY DEED:

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), plus other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, I, the undersigned, **STEVEN M. RICH, married,** have this day bargained and sold and do hereby transfer and convey unto **MONICA D. ALEXANDER, unmarried, and SHALENE K. GRINDER,** as joint tenancy with right of survivorship 3257 08/24 0101 03CHECK 258.75 **unmarried,** their heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 168 on the Plan of Larchwood, Section Two, as of record in Book 5200, Pages 57, 58 and 59, said Register's Office, as amended by Surveyor's Certificate of correction of record in Book 5638, Page 483, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven M. Rich and wife, Diane Rich by deed from Ronald Lee Armstrong and wife, Ava Colette Armstrong, of record in Book 5836, page 699, Register's Office of Davidson County, Tennessee. The said Diane Rich predeceased her husband leaving Steven M. Rich as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO all restrictive covenants, easements and setback lines, etc., of record applying to the within described property.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantees, their heirs and assigns, forever.

The undersigned covenant with the said grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 1993 Davidson County real property taxes, which taxes are being prorated between the parties hereto, the grantor paying to the grantees

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IDENTIF. ↑ REFERENCE
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REGISTER
DAVIDSON CO. TENN.

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his proportionate share and the grantees assuming and agreeing to pay same when due.

The undersigned further covenants and binds himself, his heirs and assigns, forever, to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

I, the undersigned, **ANITA RICH**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the wife of the said STEVEN M. RICH.

WITNESS OUR HANDS, this 23rd day of August, 1993.

STEVEN M. RICH

ANITA RICH

STATE OF TENNESSEE)
ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named STEVEN M. RICH and wife, ANITA RICH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 23rd day of August, 1993.

NOTARY PUBLIC

My commission expires: 7-23-94

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 67,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

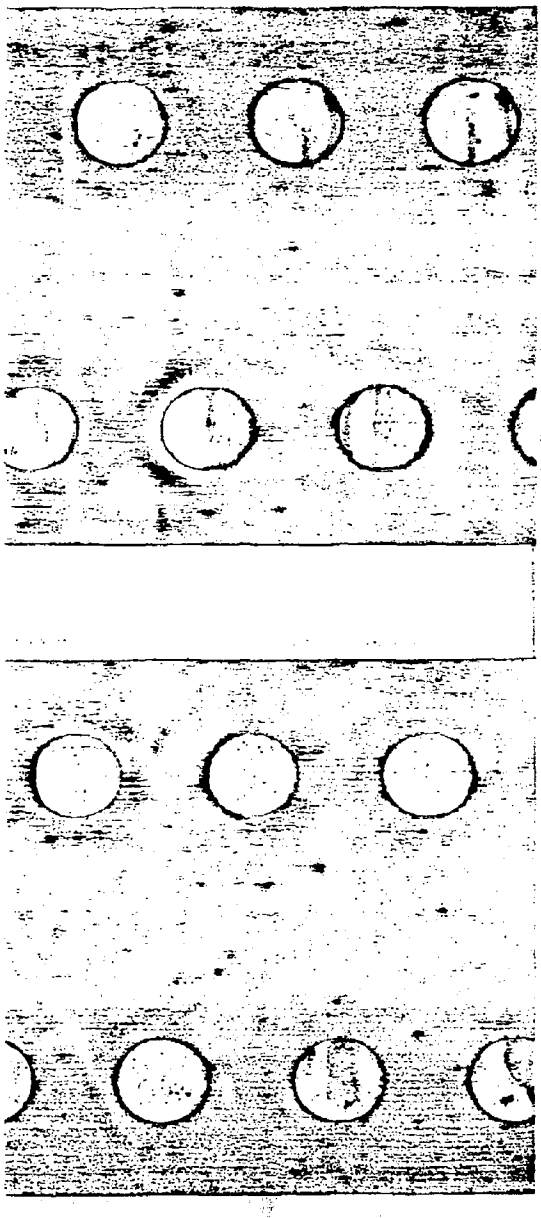
AFFIANT

SWORN to and subscribed before me, this the 23rd day of August, 1993.

NOTARY PUBLIC

My commission expires: 3-25-95

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9656 PAGE 174

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 67500.00
CON TX 249.75
RFEE 1.00
MDEED 8.00
TOTAL 258.75
CHECK 258.75

08/24/93 01 11:24 0001 325

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. ↑ REFERENCE

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FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 689574