THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William C. Moncrief, III 507 Agee Road Goodlettsville, TN 37072	Same as New Owner	Map 11D 40647 Parcel 33-189

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ELEANOR L. RIVES, a widow, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents do transfer and convey unto WILLIAM C. MONCRIEF, III, a single man, hereinafter referred to as the "GRANTEE", his 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 Lot No. 3 on the Plan of Resubdivision of Reserve Parcel of W. C. Moncrief, Jr., property of record in Book 5210, page 364, Register's Office for said County; to which reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to William E. Rives for life, with remainder to Eleanor Rives, by Quitclaim Deed from Patricia M. Hylton, Trustee, of record in Book 7148, page 133, Register's Office for Davidson County, Tennessee, and William E. Rives died intestate on May 6, 1993, at which time the real property hereinabove described became vested in Eleanor L. Rives, in fee simple. No administration was made of the Estate of William E. Rives; however, all debts, taxes and other obligations owing by William E. Rives, during his lifetime or by reason of his death, have been fully paid and satisfied.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is: 507 Agee Road, Goodlettsville, Tennessee 37072.

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, his heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1993 State & County real property taxes which have been prorated and paid at closing.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

95010
IDENTIF. ↑ REFERENCE

93 DEC -9 AM 9:48
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WITNESS our hands on this the 7th day of December, 1993.

"GRANTOR"
Eleanor L. Rives
ELEANOR L. RIVES

"GRANTEE"
William C Moncrief III
WILLIAM C. MONCRIEF, III

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELEANOR L. RIVES and WILLIAM C. MONCRIEF, III, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 7th day of December, 1993.

Patsy C. Dawson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $42,500.00.

William C Moncrief III
Affiant

Sworn to and subscribed before me, this the 7th day of December, 1993.

Patsy C. Dawson
NOTARY PUBLIC

My Commission Expires: 12/29/93

2103 12/09 0101 03CHECK 166.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9181 PAGE 426

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 42500.00
				CON TX 157.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 166.25
				CHECK 166.25
			12/09/93 01	09:48 0001 2103

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95010
IDENTIF. ✦ REFERENCE

93 DEC -9 AM 9:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 732133