PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8747

W & I Ref: (ljh) (Title No. 34516)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: $ 137500.00

Affiant

Sworn and subscribed before me this 16th day of December, 1993.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	**RESPONSIBLE FOR PAYMENT OF TAXES:**	**MAP-PARCEL NUMBERS**
Ted Louis Anderson Cindy K. Anderson 2113 Natchez Trace Nashville, TN 37212	Third National Bank In Nashville 201 Fourth Avenue North Nashville, TN 37219	104-11-217

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 **James Ed Rice, Jr., Joe M. Rice, Trina R. Graham and Tammy L. Allen,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ted Louis Anderson and spouse, Cindy K. Anderson,** 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:**

LAND in Davidson County, Tennessee, being Lot No. 7 of Block 7 on the Plan of Fairfax Place as of record in Book 547, page 137 and 138, Register's Office for Davidson County, Tennessee.

SAID Lot No. 7 fronts 70 feet on the westerly side of Natchez Trace or 28th Avenue South, and runs back between parallel lines 246 feet to a dead line.

BEING the same property conveyed to James E. Rice, Jr., Joe M. Rice, Trina R. Graham, Tammy L. Allen and Terre E. Rice, as tenants in common by deed from James Ed Rice, Sr. and Lillian G. Rice, husband and wife, of record in Book 8828, page 106, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Joe M. Rice, Trina R. Graham, Tammy L. Allen and Terre E. Rice by James Ed Rice, Jr. as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 2113 Natchez Trace, Nashville, TN 37212

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 16th day of December, 1993.

James Ed Rice, Jr.

James Ed Rice, Jr.

Joe M. Rice

Joe M. Rice By: James Ed Rice, Jr., Atty-In-Fact

Terre E. Rice

Terre E. Rice By: James Ed Rice, Jr., Atty-In-Fact

Trina R. Graham

Trina R. Graham, By: James Ed Rice, Jr., Atty-In-Fact

Tammy L. Allen

Tammy L. Allen By: James Ed Rice, Jr., Atty-In-Fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

State of Tennessee
County of Davidson

On this 16th day of December, 1993, before me the undersigned authority, personally appeared **James Ed Rice, Jr.**, 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.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Ed Rice, Jr.**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Joe M. Rice, Trina R. Graham, Tammy L. Allen and Terre E. Rice**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of December, 1993.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

99052 IDENTIFICATION 93 DEC 21 AM 10:06 REGISTER'S OFFICE

EXHIBIT "A"
To
WARRANTY DEED

FROM: James Ed Rice, Jr./Joe M. Rice/Trina R. Graham/Tammy L. Allen and Terre E. Rice

TO: Ted Louis Anderson and Cindy K. Anderson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

James Ed Rice, Jr.
James Ed Rice, Jr., Affiant

Sworn to and subscribed before me this

16th day of December, 1993.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

93 12/21 0101 03CHECK 517.75

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

RECEIVED OF 6554 12/21 0101 03CHECK 0.00

FOR

BOOK 9193 PAGE 973

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 137500.00
CON TX 508.75
PRFEE 1.00
TDEED 8.00
TOTAL 517.75
CHECK 517.75
12/21/93 01 10:07 0001 6553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99062
IDENTIF. & REFERENCE

93 DEC 21 AM 10: 06
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

CONT 0.00
CHECK 0.00
12/21/93 01 10:07 0001 6554

TOTAL $517.75

VOID
TDEED 8.00-
WDEED 8.00
TOTAL 0.00

CONT

No. 136524