THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***93,500.00.

Affiant

Subscribed and sworn to before me this 27th day of January, 1995.

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
MICHAEL W. RICE 351 Flusing Drive Nashville, Tennessee 37211	CTX MORTGAGE COMPANY 5200 Maryland Way #108 Brentwood, TN 37027	MAP 119-3 PARCEL 119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY THREE THOUSAND FIVE HUNDRED AND 00/100 ($***93,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, LILLIAN HANCOCK, MABEL MODRALL, LOUIS AUSTIN (being the same as "Louise"), CHRISTEEN DICKENS (being the same as "Christine Dickens"), DOROTHY MCDANIEL (being the same person as "Dot McDaniel"), JOAN RAMSEY, MINNIE JUNKIN, HAZEL LOYD, JACK HILL, H.W. CLAY, JR. and CHARLES CLAY, Devisees under the Last Will and Testatment of John Burton Donnell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL W. RICE, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 100 on the Plan of Glencliff Estates, Section 5, of record in Book 2133, page 21, Register's Office for Davidson County, Tennessee.

SAID Lot No. 100 is described as follows: Beginning at a point being the common corner of Lots Nos. 100 and 101 on the northeasterly margin of Flushing Drive; thence along said margin, 98.0 feet to a point, the beginning of a curve; thence around said curve, having a radius of 25.0 feet, 36.9 feet to a point; thence in a northerly direction on the margin of Browning Drive, 98.0 feet to a point; thence along a line in a southwesterly direction 145.4 feet to a point; thence along a line in a southeasterly direction, 161.2 feet to the point of beginning.

BEING the same property conveyed to J. Burton Donnell and wife, Pamela P. Donnell, by deed from Ted J. Ingram and wife, Mary L. Ingram, of record in Book 5348, page 438, Register's Office for Davidson County, Tennessee; the said J. Burton Donnell and Pamela

P. Donnell both having since died, with Pamela P. Donnell predeceasing J. Burton Donnell and the Will of John Burton Donnell (being one and the same person as J. Burton Donnell) of record in Will Book 83, page 310, Probate Court Clerk's Office for Wilson County, Tennessee, and of record in Book 9568 page 885, Register's Office for Davidson County, Tennessee, having devised subject property to nieces, Lillian Hancock, Mabel Modrall, Louis Austin (being one and the same as "Louise Austin), Christeen Dickens (being one and the same as "Christine Dickens"), Dorothy McDaniel (being one and the same as "Dot McDaniel), Joan Ramsey, Minnie Junkin, Hazel Loyd, and nephews, Jack Hill, H.W. Clay, Jr., Charles Clay and Clifford Clay, the said Clifford Clay having since died.

This is improved property known as 351 Flusing Drive, Nashville, Tennessee 37211.

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.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Glencliff Estates, Section 5, of record in Book 2133, page 21, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of January, 1995.

BOOK 9568 PG 892

Lillian Hancock
LILLIAN HANCOCK

STATE OF Tennessee)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LILLIAN HANCOCK, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of December, 1994

Deborah R. Hancock
Notary Public

DEBORAH R. HANCOCK NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires:

5-23-98

Mabel Modrall
MABEL MODRALL

STATE OF Tennessee)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MABEL MODRALL, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of December, 1994.

Deborah R. Hancock
Notary Public

DEBORAH R. HANCOCK NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires:

5-23-98

Louise Austin
LOUISE AUSTIN

STATE OF TN)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LOUISE AUSTIN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of December, 1994.

Susan D. McNair
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES FEB 10, 1997



Christine Dickens
CHRISTINE DICKENS

STATE OF Tennessee)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHRISTINE DICKENS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of December, 1994

Deborah R. Hancock
Notary Public

DEBORAH R. HANCOCK NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires:

5-23-98

Dot McDaniel
DOT MCDANIEL

STATE OF Tn)
COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOT MCDANIEL, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of Dec, 94.

Janie M Norwood
Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE

BOOK 9568PG897

JOAN RAMSEY Joan Ramsey

STATE OF Georgia)
COUNTY OF Florida)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOAN RAMSEY, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of December, 1994.

Lucy Watkins
Notary Public
LUCY WATKINS

OFFICIAL NOTARY SEAL
LUCY WATKINS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC316696
MY COMMISSION EXP. NOV. 6,1998

(Print, Type, or Stamp Commissioned Name of Notary Public)
Personally Known X OR Produced Identification ☐
Type of I. D. Produced
And who did / did not take an oath.

Joan Ramsey

My Commission Expires:
11-6-98

Minnie Junkin
MINNIE JUNKIN

STATE OF North Carolina)
COUNTY OF Iredell)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MINNIE JUNKIN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of December, 1994.

Marie N. Hedrick
Notary Public

My Commission Expires:

July 20, 1997

Hazel Loyd
HAZEL LOYD

STATE OF AR)
COUNTY OF Faulkner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HAZEL LOYD, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of December, 1994.

SHELIA PRUETT NOTARY PUBLIC FAULKNER COUNTY, AR

Shelia Pruett
Notary Public

My Commission Expires:
01-23-02

BOOK 9568 PG 900

Jack Hill
JACK HILL

STATE OF Tennessee)
COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JACK HILL, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of December 1994.

Notary Public

My Commission Expires:

My commission expires Nov. 24, 1995.

BOOK 9568 PG 901

H. W. Clay, Jr.
H. W. CLAY, JR.

STATE OF ARKANSAS)
COUNTY OF UNION)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H.W. CLAY, JR., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of December, 1994.

Ginger Faye Harrell
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES 3-25-2003

GINGER FAYE HARRELL NOTARY PUBLIC UNION COUNTY, ARKANSAS

Charles Clay

CHARLES CLAY

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES CLAY, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of December, 94.

Elsie Johnson Steel
Notary Public

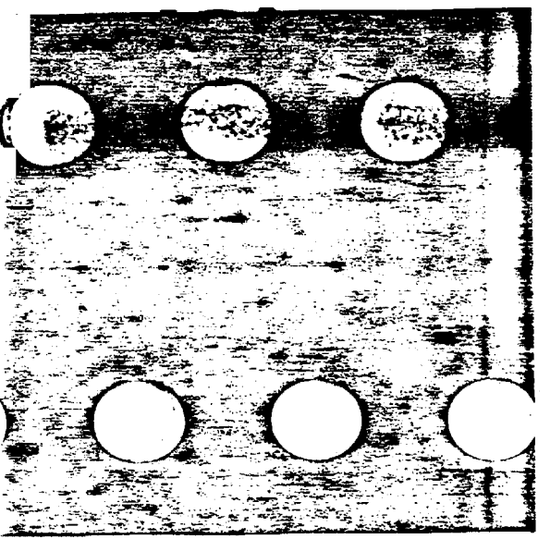
My Commission Expires:

ELSIE JOHNSON NOTARY PUBLIC PULASKI COUNTY ARK.
My Commission Expires 5-1-2000

24491
IDENTIFICATION REFERENCE

95 JAN 11 AM 10:05
FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

1088 01/11 0101 03CHECK 398.95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9568 PG 903

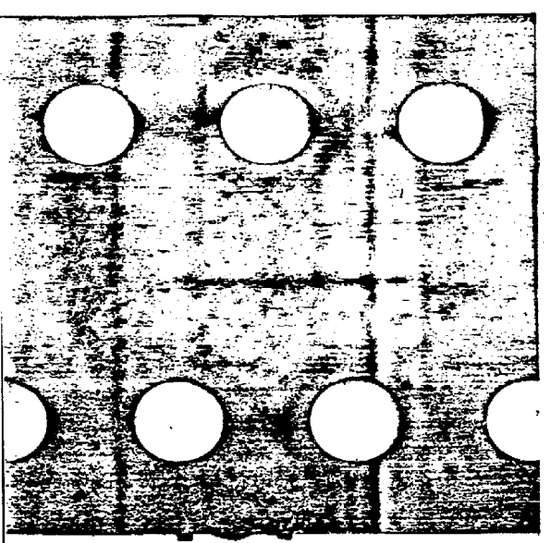
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	93500.00
CON TX	345.95
PRFEE	1.00
WDEED	52.00
TOTAL	398.95
CHECK	398.95

01/11/95 01 10:05 0001 1088

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



24491
IDENTIF. & REFERENCE

95 JAN 11 AM 10:05

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 870941