BOOK 9732 PG 44

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street, P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
David Alonzo Rizor 541 Harding Place Nashville, TN 37211	Same as New Owner	Map 147-2 Parcel 101 Field Book 6DU 18815

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, MANOUS LESTER RIZOR, WEBB C. RIZOR, LANDON HUME RIZOR and DAVID ALONZO RIZOR, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto DAVID ALONZO RIZOR, 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. 6 on the Plan of Battery Crest, Section II, as of record in Book 2900, page 132, Register's Office for said County.

SAID Lot No. 6 fronts 82.5 feet on the south side of Harding Place and runs back between parallel lines, 170.4 feet to a dead line.

BEING the same property conveyed to Webb C. Rizor and wife, Clarice M. Rizor by deed from Douglas B. Nichols and wife, Carolyn M. Nichols, of record in Book 4751, page 721, Register's Office for Davidson County, Tennessee. And the said Clarice M. Rizor did on January 7, 1991, at the age of 69 years, at which time ownership and title to the said property became vested in Webb C. Rizor; and, the said Webb C. Rizor a/k/a Webb Charles Rizor, Sr. died testate on January 21, 1995 at the age of 86 years, survived by his four sons, namely Webb C. Rizor, Landon Hume Rizor, Manous Lester Rizor and David Alonzo Rizor, being his only heirs at law and the only beneficiaries of his Last Will and Testament dated March 4, 1991 and filed for probate on January 25, 1995, in the Probate Court for Davidson County, Tennessee, Case No. 95P-148.

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 541 Harding Place, Nashville, TN 37211.

The GRANTORS represent and warrant that the estate of Webb C. Rizor a/k/a Webb Charles Rizor, Sr., remains open but that there are sufficient funds within the estate, exclusive of the proceeds from the sale of the real property described above, to satisfy all debts and obligations owing by the said Webb C. Rizor a/k/a Webb Charles Rizor, Sr., during his lifetime or by reason of his death.

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 WE, the GRANTORS, do covenant with the said GRANTEE, that we are 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. Taxes for the year 1995, which are a lien but not yet due and payable, and which will be paid, in full, without proration, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear of record in Book 2900, page 132, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our 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.

MANOUS LESTER RIZOR executes this Warranty Deed as Attorney-in-Fact for DAVID ALONZO RIZOR, under a Power of Attorney dated June 22, 1995, and recorded in Book 9709, page 884, Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 7th day of July, 1995.

"GRANTORS"

Manous Lester Rizor
MANOUS LESTER RIZOR

Webb C. Rizor
WEBB C. RIZOR

Landon Hume Rizor
LANDON HUME RIZOR

David Alonzo Rizor
DAVID ALONZO RIZOR, Individually and as Executor of the Estate of Webb C. Rizor a/k/a Webb Charles Rizor, Sr.
By: MANOUS LESTER RIZOR, Attorney In Fact

"GRANTEE"

David Alonzo Rizor
DAVID ALONZO RIZOR
By: MANOUS LESTER RIZOR, Attorney In Fact

00079463
IDENTIFICATION
95 JUL 17 PM 1:16
FELIX A. REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MANOUS LESTER RIZOR, WEBB C. RIZOR, and LANDON HUME RIZOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 7th day of July, 1995.

Patsy C. Davidson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

1607 07/17 0101 03CHECK 252.90

On this the 7th day of July, 1995, before me, personally appeared MANOUS LESTER RIZOR, to me known to be the person who executed the foregoing instrument on behalf of DAVID ALONZO RIZOR, and acknowledged that she executed the same as the free act and deed of the said DAVID ALONZO RIZOR.

WITNESS my hand and official seal this the 7th day of July, 1995.

Patsy C. Davidson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $65,917.00.

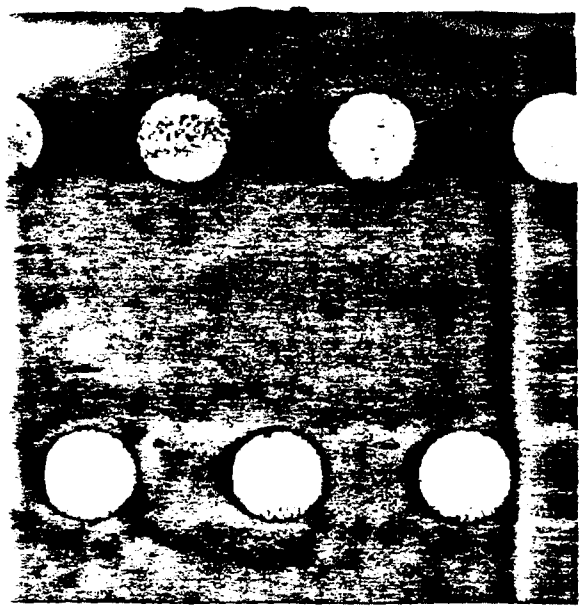
Webb C. Rizor
Affiant

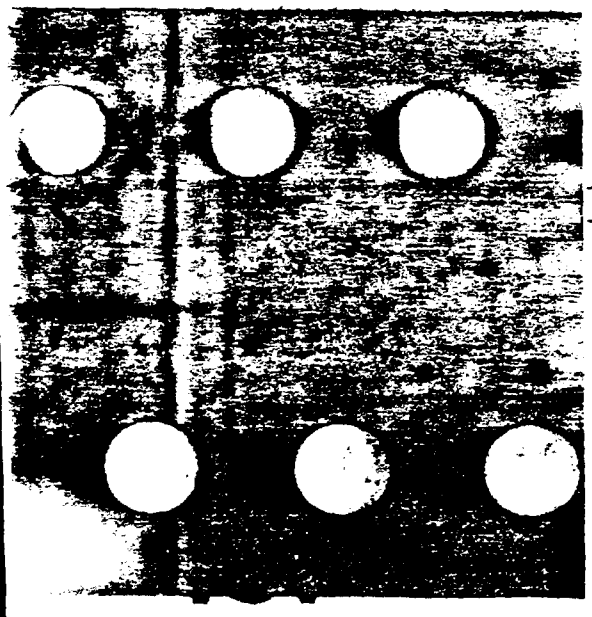
Sworn to and subscribed before me, this the 7th day of July, 1995.

Patsy C. Davidson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 12/6/97





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9732 PG 46

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

DAMT	65917.00
CON TX	243.90
PRFEE	1.00
MDEED	8.00
TOTAL	252.90
CHECK	252.90

07/17/95 01 13:17 0001 1607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0079463
IDENTIFICATION REFERENCE

95 JUL 17 PM 1:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 930706