BOOK 9778 PG 591

This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

Mary E. Trice
522 Park Court
Nashville, Tn. 37211

NAME OF MORTGAGEE:

None

ADDRESS NEW OWNERS:

MARY E. TRICE
522 PARK COURT
NASHVILLE, TN 37211

MAP 162-01-0-E, GROUP _____, PARCEL 020.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTY FOUR THOUSAND & NO/100 ($74,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, DAVID KIM HERZER AND WIFE, STACEY LYNNE HERZER has this day bargained and sold and does hereby transfer and convey unto MARY E. TRICE, his/her/their/its heirs, successors or assigns, the following described property:

A certain planned unit development in Davidson County, Tennessee, being Lot No. 20 on the plan of Park Court, of record in Book 6900, page 967, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to David Kim Herzer and wife, Stacey Lynne Herzer by warranty deed of W. L. Bainbridge, Inc. of record in Book 8184, page 741, said Register's Office.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said MARY E. TRICE, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said MARY E. TRICE, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1995 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said pro rata part thereof to grantees who will be responsible for the payment of said taxes when they become due and payable. Map 162-1-E Parcel 20.00C

2. Restrictive covenants contained in instrument of record in Book 7930, page 986, Book 8010, page 476, Book 8010, page 478, Register's Office of Davidson County, Tennessee.

3. Matters appearing on the Plan of Park Court, a planned unit development of record in Plat Book 6900, page 967, Register's Office of Davidson County, Tennessee.

4. Sanitary sewer easement granted Metropolitan Government of Nashville and Davidson County, of record in Book 6434, page 963, said Register's Office.

5. Easement granted Metropolitan Government of Nashville and Davidson County, of record in Book 4161, page 570, said Register's Office.

6. By-Laws of Park Court Homeowner's Association of record in Book 7814, page 804, amended in Book 7931, page 3, Register's Office of Davidson County, Tennessee.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said MARY E. TRICE, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Witness our signatures on this the 30th day of August, 1995.

DAVID KIM HERZER

STACEY LYNNE HERZER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared DAVID KIM HERZER AND WIFE, STACEY LYNNE HERZER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 30th day of August, 1995.

(SEAL)

CYNTHIA M. BEARD, Notary Public

My Commission Expires:

January 25, 1998

8374 08/30 0101 03CHECK 282.80

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $74,000.00.

Mary E. Trice

Sworn to and subscribed before me, on this the 30th day of August, 1995.

(SEAL)

CYNTHIA M. BEARD, Notary Public

My Commission Expires:

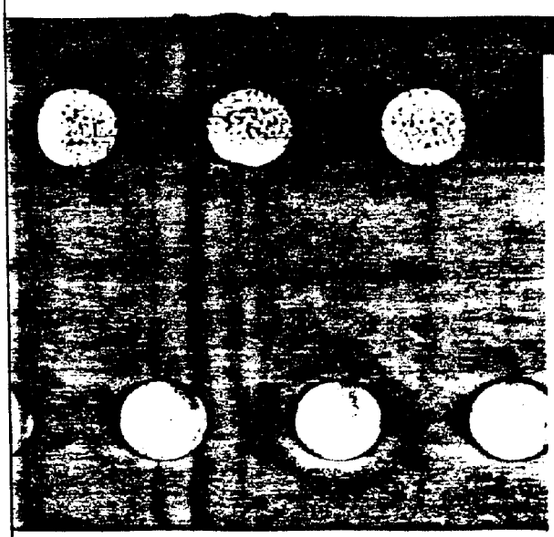
January 25, 1998

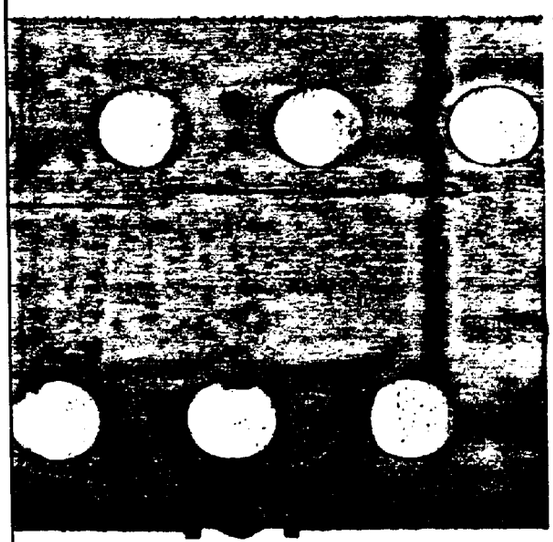
PICK-UP

95 AUG 30 PM 2:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

00091936





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

RECEIVED OF _____

FOR _____

BOOK 9778 PG 596

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 74000.00
CON TX 273.80
PRFEE 1.00
MDEED 8.00
TOTAL 282.80
CHECK 282.80

08/30/95 01 14:19 0001 8374

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0094936
IDENTIF. # REFERENCE

95 AUG 30 PM 2:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.947295