0156035

IDENTIF. # REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 MAR -4 AM 10:01

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (mn) Title No: 37407
Dav. Co. File: Box 8

BOOK 9965PG727

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen C. Pringle Anne B. Pringle 4500 Utah Avenue Nashville, Tennessee 37209	First Tennessee Bank National Association 165 Madison Avenue Memphis, Tennessee 38101

TAX MAP-PARCEL NUMBERS: 103-04=105

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 **Michael John Rice-Sauer and spouse, Edith Ann Rice-Sauer,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen C. Pringle and spouse, Anne B. Pringle,** 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 3 on the map of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County, described as follows:

SAID Lot No. 7 fronts 60 feet on the northerly side of Utah Avenue, formerly 7th Avenue, and runs back between parallel lines with the westerly margin of 45th Avenue North, formerly 4th Street, 160 feet to an alley.

BEING the same property conveyed to Michael John Rice-Sauer and wife, Edith Ann Rice-Sauer by deed from Dorann M. Grant, unmarried of record in Book 7233, page 139, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 4500 Utah Avenue, Nashville, Tennessee 37209

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 28th day of February, 1996.

Michael John Rice-Sauer

Edith Ann Rice-Sauer

State of Tennessee
County of Davidson

BOOK 9965PG 728

On this 28th day of February, 1996, before me the undersigned authority, personally appeared **Michael John Rice-Sauer and Edith Ann Rice-Sauer**, 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.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 120000.00

Affiant

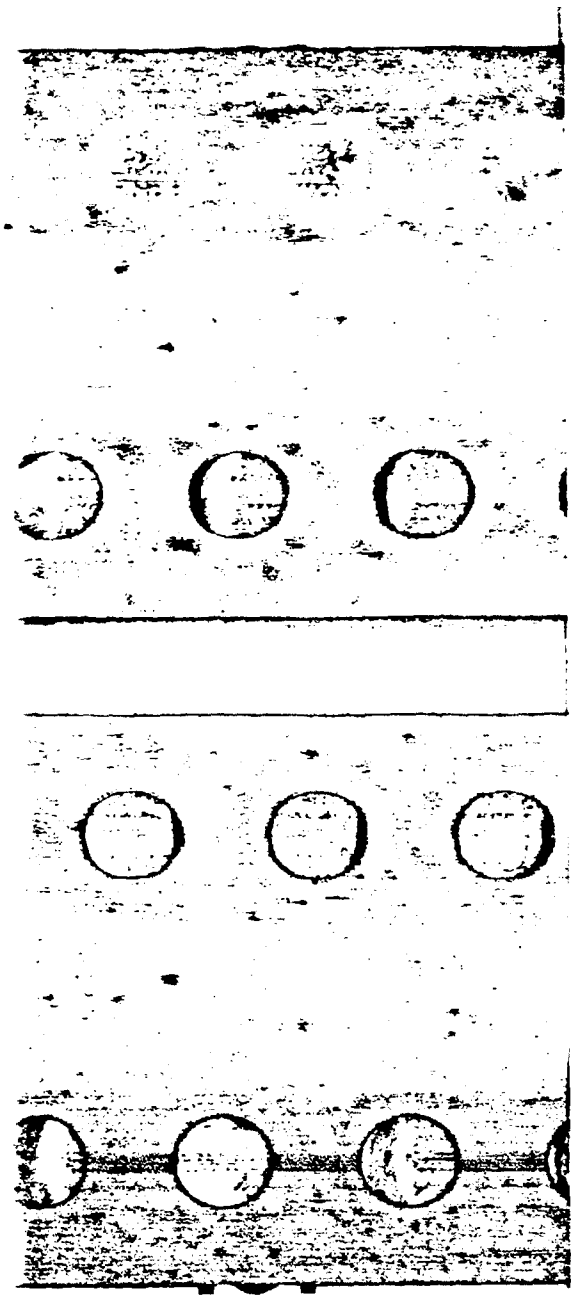
Sworn and subscribed before me on the 28th day of February, 1996.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

4017 03/04 0101 03CHECK 453.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9965 PG 729

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
120000.00
CON TX 444.00
PRFEE 1.00
WDEED 8.00
TOTAL 453.00
CHECK 453.00
03/04/96 01 10:02 0001 4017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156035
IDENTIF. ↑ REFERENCE

96 MAR -4 AM 10: 0
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1012140