File 13973
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10108 PG 660

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT A. RINNER (NAME)	NEW OWNER (NAME)	Map 130-16
4503 Yancey Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 44
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DOROTHY W. SMITH KREUSER and husband RICHARD KREUSER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT A. RINNER AND WIFE, ALISON RINNER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 1 on the Plan of Yancey Subdivision, as of record in Plat Book 2330, page 18, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Barry R. Smith and wife, Dorothy W. Smith by deed from Robert Nelson Reynolds, unmarried of record in Book 7889, page 526, said Register's Office. The said Barry R. Smith and Dorothy W. Smith having since divorced, and Barry R. Smith having conveyed his interest to Dorothy W. Smith by quitclaim deed of record in Book 9544, page 814, Register's Office for Davidson County, Tennessee. The said Dorothy W. Smith having since married, and vesting title in Dorothy W. Smith Kreuser and husband, Richard Kreuser by quitclaim deed of record in Book 10108 page 650, Register's Office for Davidson County, Tennessee.

This conveyance is made subject: (1) Taxes for 1996 which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 1728, page 117, Book 2603, page 495, and Book 2801, page 593; and (3) All matters appearing on the plan of record in Plat Book 2330, page 18, Register's Office for Davidson County, Tennessee.

0199640
IDENTIFICATION REFERENCE

96 JUL -2 PM 3:20
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 4503 Yancey Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of June, 19 96

DOROTHY W. SMITH KREUSER

RICHARD KREUSER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY W. SMITH KREUSER and husband RICHARD KREUSER with whom I am personally acquainted, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of June, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

BOOK 10108 PG 661

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 19 96.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

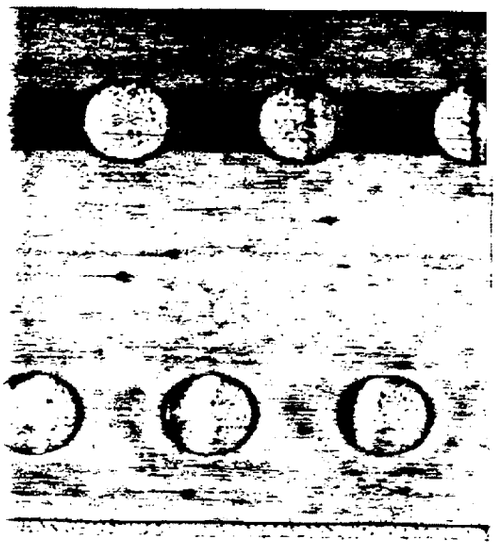
WARRANTY DEED

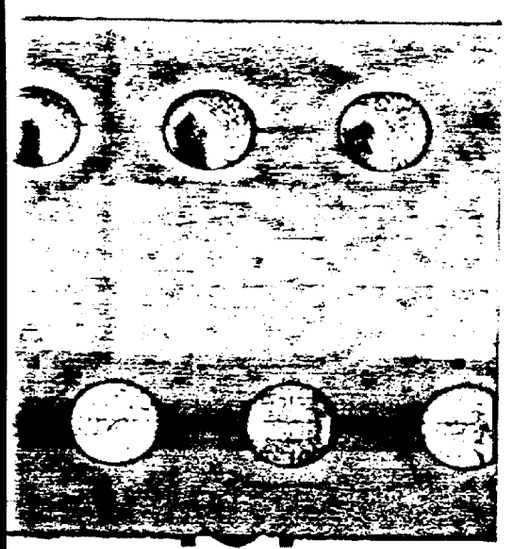
FROM
DOROTHY W. SMITH KREUSER
and husband
RICHARD KREUSER

TO
ROBERT A. RINNER AND WIFE,
ALISON RINNER

96027 07/02 0101 CHECK 904.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 10108 PG 662

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 242000.00
				CON TX 895.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 904.40
				CHECK 904.40
			07/02/96 01	15:24 0001 0927

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199640
IDENTIFICATION REFERENCE

95 JUL -2 PM 3:20

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 1058659