0333548

IDENTIF. & REFERENCE

14-A
(4)

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

97 AUG -4 AM 11:02

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 10554 PG 859

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Andrew K. Stokes 118 43rd Avenue North Nashville, TN 37209	New Owner	Map 103-08 Parcel 128

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **RICHARD ICE BUILDING GROUP, INC., a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANDREW K. STOKES**, hereinafter called the Grantee, his heirs successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 15 on the Map of C. H. Tritschler's Subdivision of Lots 347, 348 and part of 349 of Richland Realty Company's West Lawn Plan, as of record in Plat Book 843, page 51, Register's Office for Davidson County, Tennessee.

Together with an easement for driveway purposes over a portion Grantor's remaining property, said portion being described as follows:

Land in Davidson County, Tennessee being a part of Lot 16 on the Map of C. H. Tritschler's Subdivision of Lots 347, 348 and part of 349 of Richland Realty Company's West Lawn Plan of record in Plat Book 843, Page 51, Register's Office for Davidson County, said portion being described as commencing at a point (the "POINT OF BEGINNING") in the eastern margin of 43rd Avenue North located 4 feet southerly along the eastern margin of 43rd Avenue North from the southwestern corner of Lot 15, said subdivision; thence, northerly with the eastern margin of 43rd Avenue North a distance of 4 feet to the southwestern corner of Lot 15; thence, easterly with the common boundary of the said Lots 15 and 16, a distance of 125 feet to a point; thence southerly along a line parallel to the eastern margin of 43rd Avenue North a distance of 12 feet to a point; thence westerly along a straight line to the POINT OF BEGINNING.

Said easement was created pursuant to and is governed by that certain Joint Driveway Easement Agreement as of record in Book 10532, page 913, said Register's Office, as modified by instrument of record in Book 10554, page 857, said Register's Office.

Being the same property conveyed to Richard Ice Building Group, Inc., a Tennessee corporation by quitclaim deed from Susan Henderson as of record in Book 10554, page 852, Register's Office of Davidson County, Tennessee.

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 Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for those items identified on **Exhibit "A"**; and it does further covenant and bind itself, its successors and assigns, 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, the Grantor has executed this instrument this 31st day of July, 1997.

Richard Ice Building Group, Inc.,
a Tennessee corporation

By: _____
Richard Ice, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard Ice with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Richard Ice Building Group, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of July, 1997.

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC
My Commission Expires: 5/27/01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 30,000.00.

_____
Affiant

Subscribed and sworn to before me this 31st day of July, 1997.

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public
My commission expires: 5/27/01

Exhibit "A"

Permitted Encumbrances

1. Taxes for the year 1997 and subsequent years which have been prorated and assumed by the Grantee.

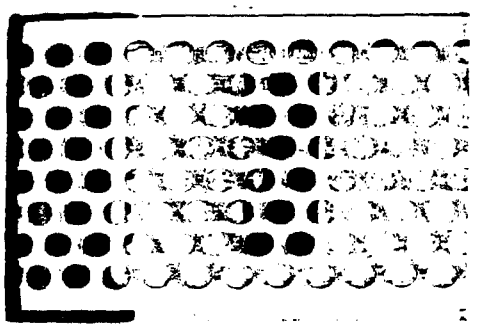
2. Easement of record in Book 452, page 564, Register's Office for Davidson County, Tennessee.

3. Easement to the City of Nashville for sanitary sewer as of record in Book 1718, page 467, Register's Office for Davidson County, Tennessee.

4. Matters shown and disclosed on the plan of record in Book 843, page 51, Register's Office for Davidson County, Tennessee.

ICE.WD

2525 08/04 0101 03CHECK 124.00



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

RECEIVED OF _____

FOR _____

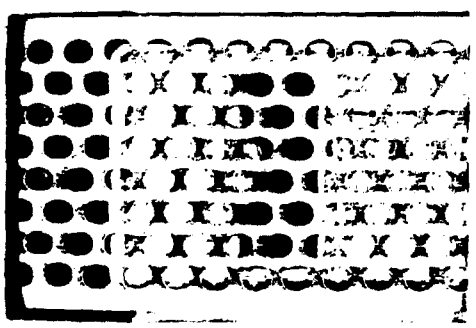
BOOK 10554 PG 862

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 30000.00
CON TX 111.00
MOR TX 1.00
ERR CO
MOR TX 1.00-
PRFEE 1.00
WDEED 12.00
TOTAL 124.00
CHECK 124.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/04/97 01 11:05 0001 2525



0333548
IDENTIF. & REFERENCE

97 AUG -4 AM 11:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1182142