THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BOOK 11610 PAGE 224

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 161,000.00

Affiant

SUSAN M. FINCH NOTARY PUBLIC MAURY COUNTY, TN

Subscribed and sworn to before me, this 29th day of June 1999

Notary Public

My Commission Expires: 2-20-2001

Notary Public, Maury County, Tennessee
My Commission Expires Feb 20, 2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
STEVE RICE 1404 Franklin Avenue Nashville, Tennessee 37206	SAME AS New Owner 3083 08/06 0101 03CHECK 606.70	MAP 83-5 PARCEL 370

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY ONE THOUSAND AND NO/100--- ---------- ($ 161,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , GREG BENNING, Trustee, with full power and authority to sell, convey and encumber without joinder of any beneficiary hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto STEVE RICE, MARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the east 26.8 feet of Lot No. 4 and the west 22.8 feet of Lot No. 3, Block 1, on the Corrected Plan of T.P. Weakley's Subdivision of record in Book 421, page 50, Register's Office for Davidson County, Tennessee.

SAID parts of said Lots No. 3 and 4 adjoin and front together 48.6 feet on the southerly side of Seymore, formerly Franklin Avenue, and run back between parallel lines to an alley.

BEING the same property conveyed to Greg Benning, Trustee, with full power and authority to sell, convey and encumber without joinder of any beneficiary, by deed from James S. Mathis, Trustee, with full power to sell and convey without joinder of any other party, of record in Book 11055, page 376, Register's Office for Davidson County, Tennessee.

98 AUG -6 PM 2:47

062520

IDENTIFICATION REFERENCE

This is improved property known as 1404 Franklin Avenue, Nashville, Tennessee 37206

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.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s_ a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Corrected Plan of T.P. Weakley's Subdivision of record in Book 421 , page 50 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his successors and assigns to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 29th day of June, 19 99.

Greg Benning
GREG BENNING, Trustee

BOOK 11610 PAGE 225

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GREG BENNING, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he * executed the within instrument for the purposes therein contained.
*as Trustee

Witness my hand and official seal this 29th day of June, 1999.

Mitchell A Watts
Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____, 19 ____.

My Commission Expires: _____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11610 PAGE 226

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0621520

IDENTIF. & REFERENCE

99 AUG -6 PM 2:47

REGISTER
DAVIDSON COUNTY, TN.

CAMT	161000.00
CON TX	595.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	606.70
CHECK	606.70

08/06/99 01 14:53 0001 3083

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501273