Davidson County DEEDWARR
Recvd: 02/01/01 11:42 2pgs
Fees:11.00 Taxes:1073.00
20010201-0009856

THIS INSTRUMENT PREPARED BY
Robert L. Dozier
AmSouth Ctr., Suite 1215
Nashville, TN. 37238-0002
(615) 242-2525

(3)

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
William R. McGinniss & wife Andrea P. McGinniss 1504 Cedar Lane Nashville, TN 37212	AmSouth Bank P.O. Box 25315 Santa Ana CA 92799-5314	Map. No. 117-04 Parcel No. 305.00

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, We, MILDRED S. RICE, and ANNIE LAURA WAGGONER, Conservator for MARY M. RICE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLIAM R. MCGINNISS and wife, ANDREA P. MCGINNISS, hereinafter call the Grantees, their 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. 121 on the Map of Victoria Place, as of record in Book 332, page 10, of the Register's Office for said County.
>
> Said Lot 121 fronts 70 feet on the northerly side of Victoria Avenue, now Cedar Lane, and runs back 163.4 feet on the east line and 158.8 feet on the west line to an alley, on which it measures 69.9 feet.
>
> Being the same property conveyed to Mary M. Rice, Mildred S. Rice and Nell F. Rice by deed from Emma Setliff of record in Book 1316, page 101, Register's Office for Davidson County, Tennessee. The said Nell F. Rice having since died. The Will of Nell F. Rice of record in Will Book 233, page 541, Davidson County Probate Court Clerk's Office devised the subject property to Mary M. Rice and Mildred S. Rice. Annie Laura Waggoner was appointed Conservator for Mary M. Rice by the Probate Court for Davidson County, Tennessee, under Rule No. 00 P 1345.

THE FOREGOING LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED NOTED.

This is improved property, known as 1504 Cedar Lane, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their 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 and our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 30th day of January, 2001.

Annie Laura Waggoner
ANNIE LAURA WAGGONER, Conservator
For Mary M. Rice

Mildred S. Rice
MILDRED S. RICE

by: Betty R. Huggins
BETTY R. HUGGINS,
Attorney in fact for
MILDRED S. RICE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert L. Dozier, a Notary Public in and for said County and State, the within named ANNIE LAURA WAGGONER, the Conservator for MARY M. RICE, being one and the same as Mary Martin Rice, one of the within named bargainors, with who I am personally acquainted and who acknowledged that she, as Conservator for Mary M. Rice, executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 30 day of January, 2001.

Robert L. Dozier
Notary Public

My Commission Expires: 10/25/03

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 30 day of January, 2001, before me personally appeared BETTY R. HUGGINS, to me known to be the person who executed the foregoing instrument in behalf of MILDRED S. RICE and acknowledged that she executed the same as the free act and deed of MILDRED S. RICE.

Witness my hand and seal, at Nashville, Tennessee, this 30 day of January, 2001.

Robert L. Dozier
Notary Public

My Commission Expires: 10/25/03

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me,
this the 30 day of January, 2001.

My Commission Expires: 10/25/03

The actual consideration or value whichever is greater, for this transfer is $290,000.00.

Betty R. Huggins
Affiant

Robert L. Dozier
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.