This Instrument Prepared By:
**JOHN T. GWIN, ATTORNEY AT LAW**
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 6923 PAGE 575

ADDRESS NEW OWNER:
JAMES M. RICE, JR. and wife
1332 Mars Drive
Nashville, TN

SEND TAX BILLS:
Lincoln Service Corporation
P. O. Box 989
Owensboro, KY 42302-0989

MORTGAGEE:
Lincoln Service Corporation
P. O. Box 989
Owensboro, KY 42302-0989

MAP AND PARCEL:
Map 120-2
Parcel 113.00
2DA-58215

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, WILLIAM J. KEETER and wife, CYNTHIA E. KEETER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES M. RICE, JR. and wife, LUCINDA R. RICE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A tract or parcel of land in Davidson County, Tennessee, the same being Lot No. 65 on the plan of Stardust Acres, the plat of which is of record in Book 1424, page 92, Register's Office for said County, to which plat reference is here made for a more complete description of said lot.
>
> Being the same property conveyed to William J. Keeter and wife, Cynthia E. Keeter by deed from James H. Denney and wife, Jewell C. Denney dated March 2, 1983, as of record in Book 6015, page 481, Register's Office for Davidson County, Tennessee.

This is improved property known as 1332 Mars Drive, Nashville, TN.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including those facts and conditions revealed on the plat of record in Book 1424, page 92, such as a 40 foot minimum building setback line from Mars Drive, and a 10 foot easement for public utilities and drainage along the rear of said lot.

As a part of the consideration for this conveyance, Grantees herein assume and promise to pay the existing first mortgage indebtedness of record in Book 6015, page 484, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES M. RICE, JR. and wife, LUCINDA R. RICE, their heirs and assigns, forever; and we, WILLIAM J. KEETER and wife, CYNTHIA E. KEETER 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 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 18th day of July, 1986.

WILLIAM J. KEETER

CYNTHIA E. KEETER

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named WILLIAM J. KEETER and wife, CYNTHIA E. KEETER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 18th day of July, 1986.

NOTARY PUBLIC

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $44,977.00.

AFFIANT

Subscribed and sworn to before me this 18th day of July, 1986.

NOTARY PUBLIC

My Commission Expires: 4-2-89

JUL 21 1 38 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

228.10

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6923 PAGE 575

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 44977.00- CASH, | |
| | | | 126.00 CCPY | |
| | | | .50 REC | |
| | | | 6.00 MOR | |
| | | | STATE 135.00- | |
| | | | 9:60AC7/21/86 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2281.0

IDENTIFICATION REFERENCE

JUL 21 1 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 273279