RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38193) FILE BOX 7

BOOK 11651 PAGE 573

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF AUGUST, 1999

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
Karl S. Rice 4016 Jamaica Port Court Hermitage, TN 37076	Source One Mortgage Corp. 27555 Farmington Rd Farmington Hills, MI 48334-3357	98-5-19

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,

Eugene D. Howland and wife, Mary D. Howland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karl S. Rice, a married man

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:

Land in Davidson County, Tennessee, being Lot No. 130, on the plan of Lake Park Subdivison, Section III, of record in Book 4660, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal and accurate description.

Being the same property conveyed to Eugene D. Howland and wife, Mary D. Howland by warranty deed from Charles A. Cantrell, Sr., and wife, Helen Cantrell of record in Book 10730, Page 759, said Register's Office.

Power of Attorney for Mary D. Howland given to Karl S. Rice of record in Book 10730, Page 757, said Register's Office. Power of Attorney for Eugene D. Howland given to Karl S. Rice of record in Book 10730, Page 758, said Register's Office.

5242 09/07 0101 03CHECK 566.00

Unimproved ( )
This is improved (x) property, known as 4016 Port Jamaica Court, Hermitage, TN 37076
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the 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, 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of August, 1999

Eugene D. Howland by Karl S. Rice AIF
EUGENE D. HOWLAND, BY: KARL S. RICE, ATTORNEY IN FACT

Mary D. Howland by Karl S. Rice AIF
MARY D. HOWLAND, BY: KARL S. RICE, ATTORNEY IN FACT

99 SEP -7 AM 10:27
BILL BOYD CLERK & REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
06328853

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

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 instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee this ____day of August, 1999.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11651 PAGE 574

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(s) 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 at office at _____ on this the _____ day of _____, 19_____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the _20TH day of August , 1999_____, before me personally appeared __Karl S. Rice_____ to me known to be the person who executed the foregoing instrument in behalf of Eugene D. Howland and Mary D. Howland_____
as ____their_____ Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Eugene D. Howland & Mary D. Howland.

Witness my hand and official seal at _____ Tennessee, this the 20th day of Aug, 19 99.

My commission expires: 5/26/02 _____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11651 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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0632853

IDENTIFICATION & REFERENCE

99 SEP -7 AM 10:27

PAUL A. YOUNG, REGISTER
DAVIDSON COUNTY, TN.

CAMT

150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 566.00
CHECK 566.00

09/07/99 01 10:27 0001 5242

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513260