PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *wilkinsandivey@bellsouth.net*

Davidson County DEEDWARR
Recvd: 01/24/01 13:44 2pgs
Fees:11.00 Taxes:351.50
20010124-0007358

W & I Ref: (sk) Title No: 42137
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ronald B. Rice 4505 Harding Pike #73-E Nashville, TN 37205	Cavalry Banking 114 W College Street Murfreesboro, TN 37133

TAX MAP-PARCEL NUMBERS: 116-3-A-65

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 95,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Whitney Johns Martin, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronald B. Rice, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 73-E on the plan of Royal Oaks Tower Condominium Apartments of record in Book 4460, page 189 and as corrected by Surveyor's Certificate of Correction of record in book 4728, page 756, said Register's office to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Whitney Johns, a single person by deed from Bettylyn McKinney-Minton and husband, Robert S. Minton and Lisa Lyn Luther of record in Book 9814, page 929, and re-recorded in Book 9820, page 487, Register's Office for Davidson County, Tennessee. The said Whitney Johns has since been married and is now known as Whitney Johns Martin.

Charles Reed Martin, spouse of Grantor, is a resident of Dallas County, Texas and has never lived in the State of Tennessee. Since their marriage in 1999, Grantor and Spouse have maintained their marital residence at 4615 O'Connor Court, Irving, Texas. The subject property is the sole and separate property of Grantor. Grantor has not resided in the property since the time of her marriage.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4460, Page 189 as corrected by Surveyor's Certificate of Correction of record in Book 4728, page 756, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4710, page 901, Book 4798, pag 813, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 4505 Harding Pike #73-E, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of January, 2001.

Whitney Johns Martin

State of Tennessee
County of Davidson

On this 19th day of January, 2001, before me the undersigned authority, personally appeared **Whitney Johns Martin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 95,000.00

Affiant

Sworn and subscribed before me on the 19th day of January, 2001.

Notary Public

My Commission Expires: _____