Davidson County DEEDWARR
Recvd: 02/13/01 14:40 2pgs
Fees:11.00 Taxes:233.10

20010213-0014011

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$63,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|31st DAY OF January, 2001.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-26-2002
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Cockerham 3068 Casa Drive Nashville, TN 37214	Franklin American Mortgage Co. 501 Corporate Centre Drive, Ste 400 Franklin, TN 37067	Map 108-03 Parcel 151

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,

Charles Michael Rice, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James P. Cockerham, unmarried

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 95B, ZONE LOT DIVISION LOT NO. 94, 95, 96, AND 97, PATIO VILLA, SECTION FIVE, AS OF RECORD IN BOOK 6250, PAGE 490, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHARLES MICHAEL RICE, UNMARRIED, BY DEED FROM MARTHA BRANDON MCLEOD, FORMERLY MARTHA LEE BRANDON, AND HUSBAND, MICHAEL W. MCLEOD, DATED APRIL 9, 1993, AND OF RECORD IN BOOK 8913, PAGE 377, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 490, and Book 5200, Page 633, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6199, Page 70, Register's Office for Davidson County, Tennessee.
4) Property is subject to an easement for sanitary sewers granted to Metro Government of record in Book 6021, Page 914, said Register's Office.
5) Property is subject to an easement for water lines granted to Metro Government of record in Book 6021, Page 919, said Register's Office.
6) Property is subject to an aviation easement in favor of Metro Nashville Airport Authority of record in Book 8913, Page 374, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 3068 Casa Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 31st day of January, 2001.

Charles Michael Rice

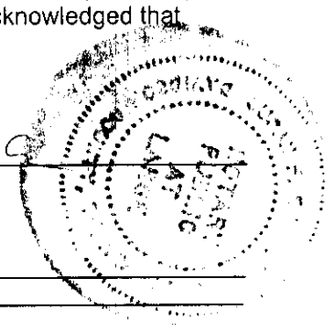
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Charles Michael Rice, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2001.

NOTARY PUBLIC

My Commission Expires: 1-26-2002



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076