PICK-UP

THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan, PLLC
W. Warner McNeilly, III
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Davidson County DEEDWARR
Recvd: 01/02/02 15:17 2pgs
Fees:13.00 Taxes:314.50
20020102-0000564

WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
JAMES L. VANDERBEEK MAMIE S. VANDERBEEK 4010 Utah Avenue Nashville, TN 37209	SAME	Map: 103-4 Par.: 318

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

James L. Vanderbeek
JAMES L. VANDERBEEK

SUBSCRIBED AND SWORN to before me this 2nd day of January, 2002.

Notary Public

My Commission Expires: 9/24/05

FOR AND IN CONSIDERATION of the sum of Eighty Five Thousand Dollars ($85,000.00) of which the hereinafter named Grantees have paid cash of Five Thousand Dollars ($5,000.00), the receipt of which is hereby acknowledged by the hereinafter named Grantors, and have executed a Promissory Note of even date herewith payable to the Grantors in the principal amount of Eighty Thousand and No/100s Thousand Dollars ($80,000.00), bearing interest at the rate of six (6%) percent per annum, payable in two hundred and forty (240) equal monthly installments of principal and interest each in the amount of Five Hundred Seventy Three and 15/100 Dollars ($573.15) and other good and valuable consideration, the receipt of which is hereby acknowledged, RICHARD H. RICE, SR., hereinafter "GRANTOR", has this day bargained and sold and do hereby transfer and convey unto JAMES L. VANDERBEEK and wife, MAMIE S. VANDERBEEK, hereinafter "GRANTEES", their heirs and assigns, certain real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the east 1/2 of Lot No. 102 on the Map of West End Annex, as of record in Book 332, page 61, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Utah Avenue, formerly 7th Avenue, and runs back between lines, 212.5 feet more or less, on the easterly line, and 225.7 feet, more or less,

on the westerly line to the south line of the right-of-way of the N. C. & St. L. Railroad on which it measures 51.75 feet, more or less.

Being the same property conveyed by warranty deed from Keith Allen Bilbrey and wife Eve P. Bilbrey to Richard H. Rice, Sr. and wife, Marilyn B. Rice of record in Deed Book 5656, Page 68, R.O.D.C. Marilyn B. Rice conveyed her interest to Richard H. Rice, Sr. by quitclaim deed of record in Instrument Number 200006150059704, R.O.D.C.

Said property is subject to the following:

1. 2002 and subsequent years real property taxes are a lien, but not yet due and payable.

2. All matters shown on Plat of record in Plat Book 332, page 61, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever. GRANTOR covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown above.

GRANTOR further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons except as herein stated.

WITNESS my hand this 2 day of January, 2002.

Richard H. Rice, Sr.

RICHARD H. RICE, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. WARNER McNEILL, III, of said county, Richard H. Rice, Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, this 2nd day of January, 2002.

NOTARY PUBLIC

My Commission Expires:

9/4/05