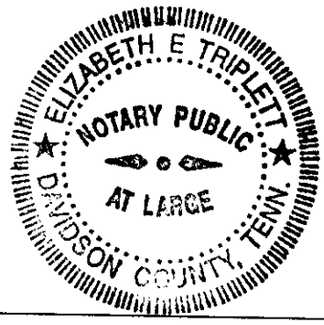
WARRANTY DEED

BOX 13



#2083

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Asmus	Union Planters Bank, National Association	150-4-69
(NAME)	(NAME)	
3205 Windsor Green Drive	7130 Goodlett Farms Pkwy.	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Cordova, TN 38018	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Wilburn S. Rice and wife, Bonnie Hicks Rice, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Asmus 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 Lot No. 304, on the Plan of The Country, Section 7-B, of record in Book 6250, page 505, said Register's Office.

SAID Lot No. 304 being a corner lot fronts 55 feet on the northerly margin of Shakertown Road and fronts 98.53 feet on the southerly margin of Windsor Green Drive, said frontage being joined together by a curve measuring 35.35 feet; the said southerly line extends back 143.58 feet and intersects the northerly line, which is a broken line, and measures 125.01 feet thereon.

Being the same property conveyed to Wilburn S. Rice and wife, Bonnie Hicks Rice, by deed of record in Book 11065, Page 59, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Wilburn S. Rice by Bonnie Hicks Rice as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20020307-0028639 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3205 Windsor Green Drive, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 03/07/02 10:00 2pgs
Fees:13.00 Taxes:510.60

20020307-0028640

Witness my/our hand(s) this 26th day of February, 2002.

Wilburn S. Rice

Bonnie Hicks Rice

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 26th day of February, 2002, before me personally appeared Bonnie Hicks Rice, the person who executed the foregoing instrument on behalf of Wilburn S. Rice and who acknowledged that she executed the same as the free act and deed of the said Wilburn S. Rice, through Power of Attorney granted she by the said Wilburn S. Rice.

AND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bonnie Hicks Rice with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of February, 2002.

Commission expires: May 26, 2002

Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.