PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(ST) Title No: 43366
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/03/02 14:55 2pgs
Fees:13.00 Taxes:232.73

20020403-0040636

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James E. Rice 2216 Klein Avenue Nashville, Tennessee 37211	Franklin American Mortgage Co. 501 Corporate Center Dr. Suite 400 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 118-04-182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$62,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beatrice M. Carr**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James E. Rice** 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:**

Land in Davidson County, Tennessee being part of Lot No. 29 on the Plan of Rosedale Subdivision of record Book 547, Page 45, Register's Office for said County.

Said part of Lot No. 29 fronts 50 feet on the easterly margin of Klein Avenue also known as Klien Avenue and extends back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to Beatrice M. Carr, as surviving tenant by the entirety by deed from R. M. Carey and wife, Martha Carey of record in Book 2436, Page 43, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547 Page 45, said Register's Office.

This is improved property, known as: 2216 Klein Avenue, Nashville, Tennessee 37211

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 29th day of March, 2002.

Beatrice M. Carr

Beatrice M. Carr

State of TENNESSEE

County of DAVIDSON

On this 29th day of March, 2002 , before me the undersigned authority, personally appeared Beatrice M. Carr , 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.

Notary

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

State of TENNESSEE

County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $62,900.00

James S. Rice

Affiant

Sworn and subscribed before me this the 29th day of March, 2002

Notary Public

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004