WARRANTY DEED

G-WSMC-02-0696

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,700.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF January, 2003.

Notary Public

Notary Public
Large
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES
My Commission Expires
July 29, 2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
Dewey James	America's Wholesale Lender	
696 Frankfort Drive (ADDRESS)	750 Old Hickory Blvd. #180 (ADDRESS)	75-8-257
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we RUSSELL JERRY RICE
, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DEWEY JAMES AND WIFE TRACY JAMES, hereinafter called the Grantees, their heirs and assigns, that 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. 580 on the Plan of Tulip Grove, Section 12, of record in Book 5800, Page 264, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Russell Jerry Rice by Quitclaim Deed dated January 12, 2001, filed for record on January 16, 2001in Instrument Number 200101160004479, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 6142, Page 736, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 696 Frankfort Drive, Hermitage, Tennessee 37076
(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/our hand(s) this 30th day of January, 2003.

Russell Jerry Rice

Russell Jerry Rice

Davidson County DEEDWARR
Recvd: 02/05/03 12:46 2pgs
Fees:13.00 Taxes:457.69

20030205-0015923

STATE OF Tennessee

COUNTY OF Davidson

I, Traci Henry, a Notary Public of the County and State first above written, do hereby certify that Russell Jerry Rice personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of January, 2003.

Traci Henry
Notary Public

My Commission Expires: 7-29-06

(SEAL)

TRACI HENRY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires
July 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903