3118
S:H
C.G.

GENERAL WARRANTY DEED

FROM:	Sally S. Grice, Grantor	This instrument was prepared by: Charles A. Grice Stites & Harbison, PLLC Suite 1800, SunTrust Center 424 Church Street Nashville, Tennessee 37219
TO:	Charles Arthur Grice II and Scott Anthony Grice, as Tenants in Common, Grantees	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Charles A. Grice 1016 Percy Warner Blvd. Nashville, Tennessee 37205	Charles A. Grice 1016 Percy Warner Blvd. Nashville, Tennessee 37205	129 - 12, #64 7DZ 36217

Davidson County DEEDWARR
Recvd: 07/15/03 13:54 4pgs
Fees:23.00 Taxes:11.10
20030715-0098750

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Thousand and 00/100 Dollars ($3,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 22nd day of July, 2003.

Notary Public

My Commission Expires: May 28, 2006

FOR AND IN CONSIDERATION OF the sum of Three Thousand 00/100 Dollars ($3,000.00), the receipt and sufficiency of which are hereby acknowledged, Sally S. Grice (the "Grantor") has bargained and sold, and by these presents does transfer and convey her life estate interest (and any other interest in the Property) to Charles Arthur Grice II and Scott Anthony Grice, as tenants in common (the "Grantees"), their heirs, successors and assigns, in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is improved property known as 1016 Percy Warner Blvd., Nashville, Tennessee 37205.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their, successors and assigns forever.

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the life estate in the Property, Grantor has a good right to convey her interest in the Property, and her interest in the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 28 day of June, 2003.

Sally S. Grice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sally S. Grice, a Notary Public of said County and State, SALLY S. GRICE, 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 purposes therein contained.

Witness my hand and seal, at Office in Nashville, TN, this 28 day of June, 2003.

Notary Public

My Commission Expires MAY 28, 2006

My Commission Expires:_____

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EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Warner Park Valley, Section One, of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

SAID Lot No. 68 fronts 100.00 feet on the southeasterly margin of Percy Warner Blvd. and extends back between parallel lines a distance of 150.00 feet to a dead line in the rear.

Being the same property conveyed by the Estate of Charles A. Grice to Sally S. Grice as a life estate and the remainder fee simple interest to Charles Arthur Grice II and Scott Anthony Grice as tenants in common by Quitclaim Deed recorded in Book 9092, page 889 Register's Office for Davidson County.

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

EXHIBIT B

(Permitted Encumbrances)

Real Property Taxes.