WARRANTY DEED

R-UTC-03-0757

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 31, 2007

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,900.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF July, 2003.

Notary Public

MY COMMISSION EXPIRES:

(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:	MAP-PARCEL NUMBERS
Heather Elizabeth Goodwin	National Bank of Commerce	
757 Tulip Grove Road # 1401 (ADDRESS)	(NAME) 115 29th Avenue South (ADDRESS)	75-12-C-7
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES A. RICE AND WIFE ANN S. RICE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HEATHER ELIZABETH GOODWIN, hereinafter called the Grantee(s), 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. 1401 on the Plan of the Resubdivision of Phase One, Brookside Park Town homes, a horizontal Property Regime with Private Elements of record in Instrument No. 20000107-0002402, Register's Office for said County to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles A. Rice and Ann S. Rice, husband and wife by Warranty Deed dated 9-2-00 and filed for record on 10-6-00 in Instrument Number 20001006-0099784, Register's Office for Davidson County, Tennessee.

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

Being the same property conveyed to Grantor(s) by Deed recorded simultaneously herewith at Book _____, page _____, or Instrument No. _____, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 757 Tulip Grove Road # 1401, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of July, 2003.

Charles A. Rice

Ann S. Rice

Davidson County DEEDWARR
Recvd: 08/07/03 07:51 2pgs
Fees:13.00 Taxes:469.53

20030807-0112236

STATE OF TN

COUNTY OF Davidson

I, DEENA L. O'BRIEN, a Notary Public of the County and State first above written, do hereby certify that * personally appeared before me this day and acknowledged the due execution of the foregoing instrument. * Charles A. Rice and Ann S. Rice

Witness my hand and official seal, this the 7/28/03

Deena L. O'Brien
Notary Public

My Commission Expires:

(SEAL)

DAVIDSON COUNTY, TN AT LARGE NOTARY PUBLIC MY COMM. EXP. 9/30/06 DEENA L. O'BRIEN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, ~~Affiant~~ Deena L. O'Brien, a Notary Public within and for said County and State aforesaid, personally appeared Charles A. Rice, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ of the _____, the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____.

Witness my hand and official seal at _____ on this the 28 day of July, 2003.

Deena L. O'Brien
NOTARY PUBLIC

My Commission Expires: _____

DAVIDSON COUNTY, TN AT LARGE NOTARY PUBLIC MY COMM. EXP. 9/30/06 DEENA L. O'BRIEN

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 28 day of July, 2003, before me personally appeared Ann S. Rice to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of _____ and who acknowledged that he/she executed the same as the free act and deed of the said _____ by virtue of that Power of Attorney, duly executed by the said _____ on _____, 2002 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 28 day of July, 2003.

Deena L. O'Brien
NOTARY PUBLIC

My Commission Expires: _____

DAVIDSON COUNTY, TN AT LARGE NOTARY PUBLIC MY COMM. EXP. 9/30/06 DEENA L. O'BRIEN

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903