THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 16712A

Davidson County DEEDWARR
Recvd: 09/08/03 09:58 2pgs
Fees:13.00 Taxes:290.45
20030908-0130595

MAP/GROUP/PARCEL:
43-2-A/220.00

NEW OWNER'S NAME AND ADDRESS:
FRED L. NICHOLS AND WANDA SPEARS
220 CEDARWOOD LANE
MADISON, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JOHN THOMAS RICE and VICTORIA P. RICE, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto FRED L. NICHOLS, A SINGLE MAN and WANDA SPEARS, A SINGLE WOMAN, their heirs and assigns, hereinafter called Grantees, property described as follows:

> Land in Davidson County, Tennessee, being a certian condominium unit in Davidson County, Tennessee, being Unit No. 220, on the revised plan of Cedarwood Courtyard Homes, as shown on the plat of record in Plat Book 5200, page 590, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> The subject property is commonly known as 220 CEDARWOOD LANE, Madison, TN 37115.
>
> BEING the same property conveyed to Grantors herein by deed of record in Book 8120, Page 81, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JOHN THOMAS RICE

VICTORIA P. RICE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JOHN THOMAS RICE and VICTORIA P. RICE, HUSBAND AND WIFE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 27th day of August, 2003.

NOTARY PUBLIC

My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $78,500.00.

AFFIANT

Sworn to and subscribed before me, this the 27th day of August, 2003.

NOTARY PUBLIC

My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006