WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 119,000.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 24 day of NOVEMBER, 2003.

NOTARY PUBLIC

My Commission Expires: 3-27-04

Davidson County DEEDWARR
Recvd: 12/01/03 08:52 2pgs
Fees:13.00 Taxes:440.30
20031201-0172214

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#03110005

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Charles Brown, 1404 Turner Street Old Hickory, TN. 37138	New Owner	053-03 / 271.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Charles Brown, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Wanda V. Rice**, and husband, Vivion H. Rice ** , the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

Charles Brown, unmarried , the GRANTEE herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lot No. 145, Sectin "B", Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, page 67, in Register's Office for Davidson County, Tennessee; fronting 61.7 feet on Turner Street, containing 0.21 acres, more or less.

Being the same property conveyed to Wanda V. Rice [Wanda Vinson Rice] by Warranty Deed from Joel D. Vinson, Kenneth Vinson, Toby N. Vinson, Sally E. Vinson, and Mary Joan Vinson, of record as instrument number 20021001-0118821, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

** Vivion H. Rice executes this instrument to convey any interest, marital or otherwise.

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, their heirs and assigns, forever. I do covenant with the said GRANTEE that I am 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. I 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, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2003 Property taxes are to be prorated and assumed by the GRANTEE.
Subject to all matters shown on the Plan of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee.; Right of Way Easement of record in Book 626, page 556; Right of Way Easement of record in Book 576, page 664; Telephone/Telegraph Right of Way of record in Book 662, page 743; Public Utitlity Right of Way of record in Book 735, page 419, all in said Register's Office.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Grantor makes oath and says, that the property described herein is not their principal residence, nor the residence of their spouse nor any dependant and this conveyance is not made to defeat the rights of any third party.

This is improved property known as: 1404 Turner Street, Old Hickory, TN. 37138.

Witness My hand this 24th day of NOVEMBER, 2003.

Wanda V. Rice
Wanda V. Rice

Vivion H. Rice
Vivion H. Rice

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Wanda V. Rice Vivion H. Rice the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 24th day of NOVEMBER, 2003.

NOTARY PUBLIC

My Commission Expires: 3-27-04

NOTARY PUBLIC AT LARGE JOHNSTON ELLIS IV DAVIDSON COUNTY, TN

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WARRANTY DEED

From: ***Wanda V. Rice***

To: ***Charles Brown***

Property:
1404 Turner Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003