THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
(615) 255-2191

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL I.D. NUMBER:
WEST MARC VENTURES, LLC P.O. Box 150266 Nashville, TN 37215-0266	SAME	10304019800

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Davidson County DEEDWARR
Recvd: 12/12/03 13:56 2pgs
Fees:13.00 Taxes:555.00
20031212-0178474

WEST MARC VENTURES, LLC

By: _____
THOMAS W. COOK, III

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly by Thomas W. Cook, III this 11th day of December, 2003.

_____
Notary Public

My Commission Expires: 9/24/07

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of One Hundred and Fifty Thousand Dollars ($150,000.00), the receipt of which is hereby acknowledged, RICHARD H. RICE, SR., hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto WEST MARC VENTURES, LLC, a Tennessee limited liability company, hereinafter "GRANTEE", its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being lot No. 8 and the westerly 15 feet of Lot No. 7 in Block 14, Sylvan Park Plan, as of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

SAID Lot No. 8 and the westerly 15 feet of Lot No. 7 front together 75 feet on the northerly side of Nebraska Avenue, formerly 8th Avenue, and runs back between parallel lines, with the easterly margin of 44th Avenue, formerly 3rd Street, 160 feet to an alley.

Being the same property conveyed to Richard H. Rice, Sr. by deed of record in Book 5478 Page 73, R.O.D.C.

Said property is subject to 2003 Davidson County real property taxes in the amount of $1,735.82, now due and payable but not yet delinquent. 2004 and subsequent years real property taxes are a lien, but not yet due and payable.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. GRANTOR covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters set forth herein.

GRANTOR further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEE, its successors and assigns, against the lawful claims of all persons.

Marilyn B. Rice joins in this conveyance to convey to GRANTEE any rights she may have in said property by virtue of her marriage to GRANTOR.

WITNESS our hands this 11 day of December, 2003.

Richard H. Rice, Sr.
RICHARD H. RICE, SR.

Marilyn B. Rice
MARILYN B. RICE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Warren Pewitt III, of said county, RICHARD H. RICE, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, this 11th day of December, 2003.

NOTARY PUBLIC

My Commission Expires: 9/24/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Warren Pewitt III, of said county, MARILYN B. RICE, the within named bargainor, 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, this 11th day of December, 2003.

NOTARY PUBLIC

My Commission Expires: 9/24/05