This document was prepared by:
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Davidson County DEEDWARR
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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
RONALD H. BICE, JR. 4515 HARDING ROAD, #103 NASHVILLE, TN 37205	SAME	84-9-12

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, **WILLIAM R. OXFORD, AN UNMARRIED MAN**, hereinafter called the Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said **RONALD H. BICE, JR.**, Grantee herein, his heirs, successors and assigns, Grantor's entire interest in certain real estate and improvements in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of East Towne Subdivision, Section I, of record in Book 3700, page 147, Register's Office for said County.
>
> Said Lot No. 22 being a corner lot, fronts 75 feet on the southerly margin of Dixon Drive and 119.2 feet on the easterly margin of Beth Drive, said frontages joined by a curve of 39.3 feet, and extends back 142 feet on the easterly line and 100 feet on the southerly line to a point.
>
> Being the same property conveyed to William R. Oxford by deed from Jack Norman and Joe Shaw d/b/a N & S Enterprises, of record in Book 5280, page 228, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is improved property known as: 2616 Dixon Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns forever. And I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness my hand this 13 day of November, 2003. WRO

William R. Oxford
WILLIAM R. OXFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $97,250.00. Subscribed and sworn to before me, this the 13th day of November, 2003.

AFFIANT

NOTARY PUBLIC

My commission expires: 9/22/07

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kemry, a Notary Public in and for said County and State, **WILLIAM R. OXFORD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of November, 2003.

NOTARY PUBLIC

My commissions expires: 9/22/07

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE