This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030425

Return to:
Elite Title Company
109 Westpark Drive
Suite 180 230
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/25/04 08:40 2pgs
Fees:13.00 Taxes:542.05

20040225-0021153

Send Tax Bills To:
G. Anthony Pierce & Cynthia F. Pierce
718 Robert Burns Dr.
Nashville, TN 37217
New Owner is:
G. Anthony Pierce & Cynthia F. Pierce
718 Robert Burns Dr.
Nashville, TN 37217

MAP: 120-05
PARCEL: 56.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John N. Tice and Susan D. Tice**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **G. Anthony Pierce and wife, Cynthia F. Pierce**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 227 on the Plan of Glengarry Park, Section II, as of record in Book 2663, page 124, Register's Office for said county.

Said Lot no. 227 fronts 100 feet on the southerly side of Robert Burns Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to John N. Tice and wife, Susan D. Tice by Deed from William E. Baucom, Sr., Unmarried dated 03/29/96, recorded 04/01/96, in Book 9997, page 507, Register's Office for Davidson County, Tennessee.

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

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 20th day of February, 2004.

GRANTOR:

John N. Tice

Susan D. Tice

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John N. Tice and Susan D. Tice**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 20th day of February, 2004.

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

Notary Public

My Commission Expires: 3/24/04

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $146,500.00.

Affiant

SWORN TO and subscribed before me this 20th day of February, 2004.

NOTARY PUBLIC

My commission expires:

3/24/04