THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22580-03-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $165,000.00 Affiant Subscribed and sworn to before me this 19th day of April, 2004. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Nancy T. Wilson 1016 Percy Warner Blvd. Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.129-12-0 Parcel No. 064.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Arthur Grice, II, married, and Scott Anthony Grice,** MARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy T. Wilson, unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 1016 Percy Warner Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of April, 2004.

Charles Arthur Grice, II

Scott Anthony Grice by Charles Arthur Grice, II Attorney-In-Fact
Attorney-in-Fact

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE, COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Arthur Grice, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 19th day of April, 2004

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON
Before me, the undersigned, of the State and County aforesaid, personally appeared, Charles Arthur Grice, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Scott Anthony Grice, Principal, as his Attorney-in-Fact, as the free act and deed of the within named Principal.

Witness my hand and official seal, at office in Nashville, Tennessee, this 19th day of April, 2004.

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 04/23/04 13:36 2pgs
Fees:13.00 Taxes:610.50

20040423-0046498

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Section 1 Warner Park Valley, as of record in Plat Book 3600, page 12, 13, and 14, as amended in Book 3702, Page 465, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Sally Grice, a life estate, and the remainder interest to Charles A. Grice, II and Scott A. Grice, as tenants in common, by Quitclaim Deed dated 07/27/1993 from The Estate of Charles A. Grice of record in Book 9092, Page 889, Register's Office for Davidson County, Tennessee. The said Sally S. Grice having conveyed her life estate interest (and any other interest in the property) to Charles Arthur Grice, II and Scott Anthony Grice, as tenants in common by Deed of record in Instrument No. 20030715-0098750, Register's Office for Davidson County, Tennessee. Said property is not principal residence of Grantors.

This conveyance is made subject to:

1. 2004 City/County Taxes which which been prorated and assumed by the Grantee;
2. All matters appearing on the Plan of record in Plat Book 3600, page 12,13, 14, as amended in Book 3702, Page 465, Register's Office for Davidson County, Tennessee.