Davidson County DEEDWARR
Recvd: 08/27/04 10:09 2pgs
Fees:13.00 Taxes:602.73

20040827-0103764

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $162,900.00

Affiant

Subscribed and sworn to before me, this 25th day of August 2004.

Notary Public
My commission expires: 2-10-08

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy D. Rice 3308 Cobble St. Nashville TN 37211	COLUMBIA NATIONAL MORTGAGE P.O. BOX 3050 COLUMBIA MD 21045	172-12-B/178

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Timothy P. Myers and wife Elisabeth A. Myers hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Timothy D. Rice hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 288, on the Plan of Bradford Hills, Section II, as shown on plat of record in Plat Book 7900, page 6, amended in Book 7900, page 496, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Timothy P. Myers and wife, Elisabeth A. Myers in Instrument No. 200005020043893, recorded 05/02/2000, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) All matters shown on Plat recorded in Book 7900, page 6, amended in Book 7900, page 496. 2) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 8069, page 170; Book 8885, page 519; Book 9055, page 826; Book 8154, page 304, and in any allied instrument(s) referred to in said restrictions. 3) By-Laws of Bradford Hills of record in Book 8071, page 531. 4) Charter of Bradford Hills Homeowner's Association of record in Book 8071, page 520.

This property is improved property known as 3308 Cobble St., Nashville, Tennessee 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said

land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 25 day of August, 2004.

Timothy P. Myers

Elisabeth A. Myers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy P. Myers and Elisabeth A. Myers, the bargainor(s), 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 Brentwood, Tennessee, this 25 day of August, 2004.

Notary Public

My Commission expires: 4/2/07

FILE NO: 04541

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.