Box 13 # 8399

SUMMIT-PT-04-6604

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,600.00

Heidi J. Clayton
Affiant

Subscribed and sworn to before me, this 24th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires MAY 23, 2006

Davidson County DEEDWARR
Recvd: 09/14/04 12:56 2pgs
Fees:13.00 Taxes:886.15

20040914-0110818

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Tice &	Columbia National, Inc. (NAME)	
6604 Burkitt Road (ADDRESS)	Columbia Gateway Dr. (ADDRESS)	187-34.00 AND 187-46.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZP)	Columbia, MD 21046 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BARNETT W. MCCONNELL, JR. AND WIFE, POLLY A. MCCONNELL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ERIC TICE AND WIFE, STEPHANIE TICE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

(Tract 1) Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 2 on the plan of the Resubdivision of Lots Nos. 1 through 7 of the Charlie C. Bonds property, not of record, and described according to a survey by Donald W. Fortner, Surveyor, dated 1 April, 1972, as follows:

Beginning at a point in the northerly margin of Burkett Road, said point being 513.75 feet west of the common front corner of Lots 4 and 5 in said survey; thence North 7 deg. 0' East, 770.00 feet to a point; thence South 86 deg. 40' East, 171.25 feet to a point; thence South 7 deg. 0' West, 770.0 feet to a point in the northerly margin of Burkett Road; thence with the margin of the same, North 86 deg. 40' West, 171.25 feet to the point of beginning, containing 3.0 acres.

(Tract 2) Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 10 on the plan of the Resubdivision of Lots Nos. 1 through 7, of the Charlie C. Bonds property, not of record, and described according to a survey made by Donald W. Fortner, Surveyor, dated March 20, 1975, as follows:

Beginning at a point North 07 deg. 00' east 770 feet from the northerly margin of Burkett Road, said point being the common corner of Lots Nos. 1, 2, 9 and 10, as shown in said survey; thence North 07 deg. 25' east 1001.32 feet to a point; thence South 84 deg. 02' East 171.25 feet to a point; thence South 07 deg. 27' West 993.46 feet to a point; thence North 86 deg. 40' west 171.25 feet to the point of beginning.

Being the same property conveyed to Barnett W. McConnell, Jr. and wife Polly A. McConnell, by deed from David Smithson and Jimmy Smithson, d/b/a Crestmoor Homes, dated September 27, 1972, of record in Book 4643, page 624, Register's Office for Davidson County, Tennessee (Tract 1), and by deed from Rachel Yates Bond, dated March 27, 1975, of record in Book 4899, page 807, Register's Office for Davidson County, Tennessee (Tract 2).

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

unimproved ( )
This is improved (X) property, known as 6604 Burkitt Road, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (Cty or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this 24th day of August, 2004.

Barnett W. McConnell, Jr.

Polly A. McConnell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named Barnett W. McConnell, Jr. and Polly A. McConnell, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 24th day of August, 2004.

My Commission Expires: 1/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 24th day of August, 2004.

My Commission Expires _____

_____
Notary Public