This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Charles Ray Rice
920 Algonquin Court
Antioch, TN 37013

SEND TAX BILL TO:
Owner

MORTGAGEE:
New Century Mortgage Corp.
P.O. Box 11052
Orange, CA 92856-6152

Davidson County DEEDWARR
Recvd: 05/09/05 13:35 2 pgs
Fees:13.00 Taxes:436.60
20050509-0052102

MAP 162-3
GROUP
PARCEL 370

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John Russell Caldwell, individually and as Executor of the Last Will and Testament of Nathaniel French Caldwell, deceased** (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents, does transfer and convey unto **Charles Ray Rice and Sharon Kay Rice**, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Haywood Hills, Section 5, of record in Plat Book 4675, page 143, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Said Lot 90 fronts 35.0 feet on the east margin of Algonquin Court and extends back 151.6 feet on the south line and 139.3 feet on the north line to a line in the rear measuring 119.07 feet.
>
> Being the same property conveyed to Nathaniel French Caldwell, Sr. and John Russell Caldwell, both unmarried, as tenants in common by Special Warranty Deed from Bank One, N.A., as Trustee of record in Instrument no. 20030312-0032713, Register's Office for Davidson County, Tennessee; and further being the same property in which the one-half undivided interest of Nathaniel French Caldwell, Sr., deceased, was devised by him in his Last Will and Testament of record in Instrument No. 5815/1883457 in Circuit Court Clerk's Office (Probate Section) for Davidson County, Tennessee to John Russell Caldwell.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

*Kathleen Caldwell, spouse of John Russell Caldwell, hereby joins in this conveyance to transfer all of her right, title, or interest in the subject property, marital or otherwise.

This is improved property known as 920 Algonquin Court, Antioch, Tennessee 37013.

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, GRANTOR does covenant with the said GRANTEES that they 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, GRANTOR, does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 28th day of April, 2005.

John Russell Caldwell, individually

John Russell Caldwell, Executor of the Last Will and Testament of Nathaniel French Caldwell, Sr., deceased

Kathleen Caldwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John Russell Caldwell, individually and as Executor of the Last Will and Testament of Nathaniel French Caldwell, Sr., deceased and Kathleen Caldwell** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of April, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $118,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of April, 2005.

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008