RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
FILE BOX " 7 " SP43757

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 06/28/05 10:43 2 pgs
Fees:13.00 Taxes:1646.50

20050628-0074146

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.
MY COMMISSION EXPIRES MARCH 27, 2007

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 2005

Janel L. McAlister
Notary Public

MY COMMISSION EXPIRES: 3-27-07

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia M. Smith	**SAME**	MAP 116-8-C
62 Revere Park		PARCEL 62
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jack O. Rice and wife, Joan P. Rice**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cynthia M. Smith, unmarried**

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. 62 on the plan of Revision No. 2 Sugartree, Phase 2, of record in Book 4860, pages 79 and 80, Registers office for Davidson County, Tennessee.

Said Lot No. 62, which is a corner lot, fronts 35.00 feet onthe easterly margin of Revere Park,an access, utility and parking easement, and fronts 60.00 feet on the northerly margin of West; Concord Park Road, an access easement, said frontages being joined by a curve having a length of 39.270 feet, and extends back 100.00 feet on the northerly line and 45.00 feet on the easterly line, then around a curve having a length of 23.562 fett to a point of intersection.

Being the same property conveyed to Jack O. Rice and wife Joan P. Rice by warranty deed from Nan Blaylock Carter, unmarried as of record in Book 6084, page 392, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **62 Revere Park, Nashville, TN 37205.**

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 _____ hand( ) this the 1st day of June, 2005.

Jack O. Rice

Joan P. Rice

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jack O. Rice** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of June, 2005.

My Commission expires 1-26-09

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joan P. Rice** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that Sue executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of June, 2005.

My Commission expires 1-26-09

Notary Public