PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(gj) Title No: 46457
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/01/05 11:12 2 pgs
Fees:13.00 Taxes:1702.00
20050701-0076018

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Hunter M. Rice Marianne M. Rice 2207 Natchez Trace Nashville, Tennessee 37212	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 104-15-002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$460,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas J. Graves and spouse, Eliza T. Graves**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hunter M. Rice and spouse, Marianne M. Rice** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of a subdivision of Lots No. 31 and 32 in Bransford Realty Co. Westmoreland Subdivision of record in Book 547, page 113, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas J. Graves and wife, Eliza T. Graves by deed from Steven Giles and wife, Gail Giles of record in Book 11005, page 797, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547, page 113, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2207 Natchez Trace, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2005.

Thomas J. Graves

Eliza T. Graves

State of TENNESSEE

County of DAVIDSON

On this 30th day of June, 2005 , before me the undersigned authority, personally appeared Thomas J. Graves and Eliza T. Graves , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $460,000.00

Affiant

Sworn and subscribed before me this the 30th day of June, 2005

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public