THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
First Horizon Home Loans Corporation
P.O. Box 146
Memphis, TN 38101

MAP PARCEL NUMBERS--96-11-074.00

FILE BOX 4C

Davidson County DEEDWARR
Recvd: 07/08/05 12:11 2 pg
Fees:13.00 Taxes:391.83

20050708-0079250

WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of June, **2005**, by and between **Rachel Kay Dillingham**, unmarried, party of the first part, and **Steve D Tice**, unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$105,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 801 on the Plan of Cloverhill, Section 10 of record in Book 2331, Page 57, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Rachel Kay Dillingham, unmarried by deed from Dennis E. Huey and wife, Anita C. Powers Huey of record in Book 7560, Page 420 dated 05/27/88 and recorded 06/02/88, Register's Office for Davidson County, Tennessee.

This property is also known as 621 Templewood Ct., Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record on the Plat of record in Book/Instrument No. 2331, page 57; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Rachel Kay Dillingham

Rachel Kay Dillingham

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rachel Kay Dillingham,** unmarried, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 28th day of June, **2005.**

My commission expires 9-30-06

Notary Public

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$105,900.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of June, **2005.**

NOTARY PUBLIC

My commission expires: 9-30-06

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

PROPERTY ADDRESS:
621 Templewood Court
Nashville, TN 37214

Name & address of new owner:
Steven D. Tice
621 Templewood Ct.
Nashville, TN 37214