BOP 36
#20869

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Bobbie Cooper
Affiant

Davidson County DEEDWARR
Recvd: 07/12/05 14:57 2 pgs
Fees:13.00 Taxes:1091.50
20050712-0080773

Subscribed and sworn to before me, this 1st day of July, 2005.

June E. Rowell
Notary Public
My commission expires:

NOTARY PUBLIC
AT LARGE
JUNE E. ROWELL
Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

03-0506-32862

Address of New Owner:	Send Tax Bills to:	Tax Information
Gregory D. Rice 2811 Acklen Avenue Nashville TN 37212	SAME	104-11-51.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lesa D. Fraker and husband, William E. Kotsch, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gregory D. Rice, hereinafter called the Grantees, their successors 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. 6 of Block 4, on the Plan of Fairfax Place, of record in Book 547, Page 138, said Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lesa D. Fraker and William E. Kotsch as joint tenant with the right of survivorship, by deed from James Kenneth Fraker and wife, Hazel L. Fraker, of record in Book 7283, Page 710, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2811 Acklen Avenue, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1st day of July, 2005.

Lesa D. Fraker

William E. Kotsch

STATE OF NEW MEXICO
COUNTY OF Taos

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lesa D. Fraker and William E. Kotsch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Taos, NM, this 1st day of July, 2005.

Notary Public

My Commission expires

OFFICIAL SEAL
Mary J. Burke
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 1-4-06