THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Box SD-B	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 212,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2005. Notary Public MY COMMISSION EXPIRES: 1/24/09 (AFFIX SEAL)

KIMBERLY H. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew B. Mattingly	SunTrust Mortgage, Inc.	MAP 128-12A
320 Old Hickory Blvd #703	201 4th Ave. North, 7th Floor	PARCEL 39.00CO
Nashville, TN 37221	Nashville, TN 37219	
(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, **Hunter M. Rice and wife, Marianne M. Rice**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew B. Mattingly and Alexis A. Rowland, as joint tenants with right of survivorship**

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 Unit No. 39, Building No. 7 on the Plan of Section 7, Phase IA, Eagle Ridge at the Reserve Condominiums, as established by a Master Deed and By-Law of record in Instrument No. 200110110110875, as supplemented and amended in Instrument No. 200205240063776, as corrected in Instrument No. 200205300065658, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Hunter M. Rice and wife, Marianne M. Rice by deed from Eagle Ridge at the Reserve, LLC, a Tennessee limited liability company of record as Instrument No. 200207250089423, said Register's Office.

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 **(X)** IMPROVED property known as **320 Old Hickory Blvd #703, Nashville, TN 37221.**

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 our hand(s) this the 29th day of July, 2005.

Hunter M. Rice

Marianne M. Rice

Marianne M. Rice

Davidson County DEEDWARR
Recvd: 08/03/05 15:01 2 pgs
Fees:13.00 Taxes:784.40

20050803-0091242

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 **Hunter M. 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 29th day of July, 2005.

My Commission expires May 24, 2008

R. L. Moore
Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 **Marianne M. 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 she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of July, 2005.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.