This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050557

Davidson County DEEDWARR
Recvd: 09/19/05 10:02 2 pgs
Fees:13.00 Taxes:427.35
20050919-0112009

Send Tax Bills To:
Bank of the South
551 N. Mt. Juliet Rd.
Mt Juliet, TN 37122

New Owner is:
Mathew Lawton and Michelle Newson
821 Stoner Mill Lane
Hermitage, TN 37076

MAP: 76-05
PARCEL: 139.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michael A. Rice and Delores R. Rice**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mathew J. Lawton, a single male, and Michelle Lynne Newson, a single female**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 7 on the plan of Section 1, Stoner Mill, of record in Book 6900, pages 824 and 825, Register's Office for said County.

Being the same property conveyed to Michael A. Rice and Delores R. Rice, husband and wife, by Deed from Mark D. McPeak and wife, Sandra K. McPeak dated October 27, 1999, recorded November 23, 1999, in Book 11752, page 521, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

MAR DRR Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of September, 2005.

GRANTOR:

Michael A Rice

Michael A. Rice

Delores R Rice

Delores R. Rice

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michael A. Rice and Delores R. Rice**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of September, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $115,500.00.

Affiant

SWORN TO and subscribed before me this 14th day of September, 2005

Melissa L. Sanders
NOTARY PUBLIC

My commission expires:

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008