WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

G-JOHN-05-1404

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse Willoughby	Professional Mortgage Group,	
1404 Franklin Avenue (ADDRESS)	(NAME) 222 Robert Rose Drive (ADDRESS)	83-5-370
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Murfressboro, TN 37129 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONALD STEVEN RICE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSE WILLOUGHBY, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING THE EAST 26.8 FEET OF LOT NO. 4 AND THE WEST 22.8 FEET OF LOT NO. 3, BLOCK 1, ON THE CORRECTED PLAN OF T.P. WEAKLEY'S SUBDIVISION OF RECORD IN BOOK 421, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF SAID LOTS NO. 3 AND 4 ADJOIN AND FRONT TOGETHER 48.6 FEET ON THE SOUTHERLY SIDE OF SEYMORE, FORMERLY FRANKLIN AVENUE, AND RUN BACK BETWEEN PARALLEL LINES TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DONALD STEVEN RICE BY QUITCLAIM DEED FROM TAUNIA LEE RICE, RECORDED ON THE 1ST DAY OF DECEMBER, 2000 IN INSTRUMENT NO. 20001201-0118319, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) plat of record in Book 421, Page 50; said register's officer; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1404 Franklin Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 13th day of September, 2005.

Donald Steven Rice

Davidson County DEEDWARR
Recvd: 09/20/05 09:30 2 pgs
Fees:13.00 Taxes:869.50

20050920-0112715

STATE OF Tennessee
COUNTY OF Davidson

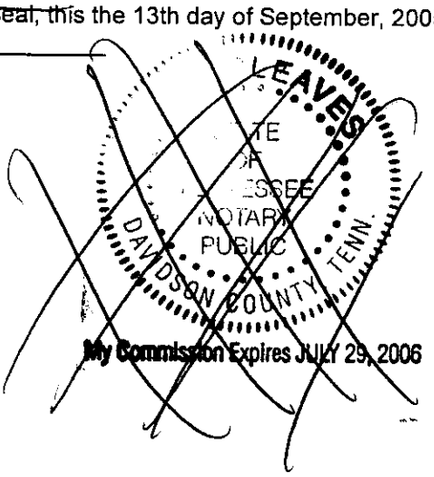
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Steven Rice, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of September, 2005.

Notary Public

My Commission Expires:

(SEAL)





RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903