03

Realty Title
48-A

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

Davidson County DEEDWARR
Recvd: 03/07/06 10:38 2 pgs
Fees:13.00 Taxes:555.00
20060307-0026168

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Susan Mingle
Affiant

Subscribed and sworn to before me, this 28th day of February, 2006.

Notary Public
My commission expires: 02/22/09

03-0602-33359

Address of New Owner:	Send Tax Bills to:	Tax Information
Victory Investment Properties, 1203 Ashwood Avenue Nashville TN 37218	New Owner	104-16-0-349

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, Peggy Douglas, individually, and as an Heir at Law of Thurston Rice, deceased, and Jennie Waddy, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Victory Investment Properties, LLC, 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 the westerly one-half of Lot No. 33, on the Plan of Belmont Land Company's Subdivision, called "Belmont Heights", of record in Book 421, Page 34, Register's Office for said County.

Said part of Lot No. 33 fronts 50 feet on the southerly side of Ashwood Avenue and runs back between parallel lines, 169 feet to an alley.

Being the same property conveyed to Mae Rice Woods and Gerland Berry Rice by deed from Ann Radar, dated 5-29-68, of record in Book 4241, Page 270, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Mae Rice Woods by quitclaim deed from Gerland Berry Rice, dated 2-09-77, of record in Book 5116, Page 25, Register's Office for Davidson County, Tennessee. Mae Rice Woods having since died in 1991 leaving a Will that has never been probated. She died with no spouse or parents surviving and never having had any issue. The only siblings of Mae Rice Woods comprised all her heirs at law, two of whom were also the only named devisees in the unprobated Will of Mae Rice Woods. The siblings were Ernest E. Rice, Jennie Rice Waddy and Thurston Rice. There were no other siblings who predeceased Mae Rice Woods. The said Ernest E. Rice died intestate in 1996 with no spouse or parents surviving and never having had any issue. The only siblings of Ernest E. Rice to survive him were Jennie Rice Waddy and Thurston Rice, who comprised his heirs at law. The said Thurston Rice died intestate in 2003 with no spouse or parents surviving him, nor did any issue predecease him. Two daughters of Thurston Rice survived him: Peggy Douglas and Ann Rice. Further being the same property Ann Rice conveyed to Peggy Douglas by deed of record at Instrument No. 20060307-0026167, 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 1515 Ashwood Avenue, Nashville, TN 37218

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 28th day of February, 2006.

Peggy Douglas, Individually and as an Heir at Law of Thurston Rice, deceased

Jennie Waddy by Peggy Douglas
Jennie Waddy
By: Peggy Douglas, Atty in Fact
ATT in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Peggy Douglas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument in the capacities stated and for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of February, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY TN

My Commission expires 02/22/09

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 Peggy Douglas, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Jennie Waddy, and that she is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 2006.

Commission expires 2/22/09

Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY TN