Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1168

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katherine S. Sharp, a widow,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jimmy Rice, and wife Lisa Rice,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Exhibit "A" Attached

Davidson County DEEDWARR
Recvd: 04/18/06 12:45 3 pgs
Fees:18.00 Taxes:2405.00
20060418-0044171

The property conveyed herein is subject the 2006 property taxes which are not now due and payable, and have been prorated between the parties. Said property is also subject to that easement set out in Book 7159, page 875, Application for Greenbelt Assessment recorded in Book 8880, page 385, that agreement regarding electrical service for a detached structure of record in Book 6967. and subject to the Reciprocal Easement Agreement of record as Instrument No. 20010434-0041140, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 9180 Hester Beasley Road, Nashville, TN 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 14th day of April, 2006

Katherine S. Sharp

Katherine S. Sharp

State of Tennessee)
County of Davidson)

On this 14th day of April, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Katherine S. Sharp and ~~, the bargainor(s),~~ to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 650,000.00.

X Katherine S. Sharp
Affiant

Sworn and subscribed before me on ~~this the~~ 14th day of ~~April~~, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jimmy Rice et ux	SAME	178-0-18

9180 Hester Beasley Road
Nashville, TN, TN 37221

APRIL 14, 2006

PROPERTY DESCRIPTION

BEING A TRACT OR PARCEL OF LAND LYING IN THE 35TH COUNCILMANIC DISTRICT, OF DAVIDSON COUNTY, TENNESSEE AND BEING THE PROPERTY CONVEYED TO KATHERINE S. SHARP, (AS OF RECORD IN DEED BOOK 6828, PAGE 845, R.O.D.C., TN.) AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A PROPERTY SURVEY BY JOHN KOHL AND CO., P.C., DATED MARCH 31, 2006 AS FOLLOWS:

BEGINNING *AT A IRON PIN (BY OTHERS) IN THE GRAVEL DRIVE LEADING TO HEASTER BEASLEY ROAD, APPROXIMATELY 2,936 FROM THE CENTERLINE OF SAID ROAD AND BEING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT: SAID IRON PIN BEING A COMMON CORNER WITH THE PROPETY NOW OR FORMERLY CONVEYED TO "THOMAS STREET SHARP", AS OF RECORD IN BOOK 7195, PAGE 875, R.O.D.C., TENNESSEE; THENCE S76°49'39"E, 58.05 FEET TO AN IRON PIN AT THE COMMON CORNER OF THE AFOREMENTIONED "THOMAS STREET SHARP PROPERTY" AND THE PROPETY CONVEYED TO "DAN PROPERTIES, L.P.", AS OF RECORD IN BOOK 9557, PAGE 36, R.O.D.C., TN. THENCE S35°11'56"E, 121.51FEET; THENCE S80°55'37"E, 381.91 FEET TO AN IRON PIN BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE S05°25'45"W, 1494.15 FEET TO AN IRON PIN AND BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE S86°59'41"W, 163.17 FEET TO A METAL POST; THENCE N84°25'46"W, 66.21 FEET; THENCE N79°15'03"W, 658.07 FEET; THENCE N85°56'15"W, 243.19 FEET; THENCE N81°17'06"W, 437.93 FEET TO THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE N23°29'17"E, 570.07 FEET; THENCE N30°55'18"E, 593.98 FEET TO A SET NAIL IN DRIVEWAY; THENCE N42°OO'54"E, 227.67 FEET; THENCE N50°17'25"E, 167.10 FEET TO AN IRON PIN SET; THENCE N66°04'04"E, 138.68 FEET; THENCE N69°47'12"E, 264.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 44.09 ACRES, MORE OR LESS.*

PROPERTY DESCRIPTION BY
JOHN KOHL AND COMPANY, P.C.

Being part of the property conveyed to Katherine S. Sharp by Warranty Deed of record in Book 6828, page 845, RODC.