This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 06/30/06 09:09 2 pgs
Fees:13.00 Taxes:331.15
20060630-0078260

ADDRESS NEW OWNER:

R J Rice Family Limited Partne
6435 Tea Rose Terrace
Brentwood, TN 37027

SEND TAX BILL:

New Owner

MORTGAGEE:
William G. Wallis, Sr. and wife,
Ruth Wallis
5209 Lake Court
Brentwood, TN 37027

MAP AND PARCEL:
MAP 105-10
PARCEL 355

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William G. Wallis, Sr. and wife, Ruth W. Wallis**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **R J Rice Family Limited Partnership, a Tennessee Limited Partnership** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot B on the Plan of Re-Subdivision of part of Lot No. 29, Waverly Land Co.'s Subdivision, as of record in Plat Book 3842, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to William G. Wallis, Sr. and wife, Ruth W. Wallis, by deed from Mary V. Rickles, an unmarried person, dated November 12, 2004, of record in Instrument No. 20041115-0136959, re-recorded in Instrument No. 20050207-0014116, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1805 Ridley Boulevard, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns,

against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of June, 2006.

William G. Wallis, Sr.

Ruth W. Wallis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared William G. Wallis, Sr. and wife, Ruth W. Wallis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 28th day of June, 2006.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $89,500.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007