Davidson County DEEDWARR
Recvd: 11/21/06 10:56 2 pgs
Fees:13.00 Taxes:555.00

20061121-0144398

WARRANTY DEED

B-NSR-06-0206

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-8-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212

PATRICK MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 8, 2010

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Jimmy Randall	New Owner	
206 Pear Orchard Drive (ADDRESS)		01808000600
Goodlettsville,TN 37012 (CITY) (STATE) (ZIP)	(ADDRESS) (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 ROBERT J. RICE AND MARY RICE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JIMMY RANDALL AND SHEILA RANDALL, HUSBAND & WIFE, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE PLAN OF CONNELL HILLS SUBDIVISION OF RECORD IN BOOK 2900, PAGE 141, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 18 FRONTS 110.5 FEET ON THE SOUTHWESTERLY MARGIN OF PEAR ORCHARD DRIVE AND EXTENDS BACK BETWEEN LINES 299.2 FEET ON THE NORTHWESTERLY LINE AND 285.0 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 165.3 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CURTIS R. RICE AND WIFE, MARCELLA T. RICE BY DEED (DB) FROM RAY D. OSBORNE, JOINED BY HIS WIFE, GEORGIA O. OSBORNE OF RECORD IN BOOK 4420, PAGE 497 ON 05/27/1970 AND FILED FOR RECORD ON 05/28/1970, REGISTER'S OFFICE FOR SAID COUNTY. THE SAID CURTIS R. RICE AND MARCELLA T. RICE BOTH HAVING SINCE DIED AND BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO.200503300034421 AS RE-RECORDED IN INSTRUMENT NO. 200504140041434, SAID PROPERTY VESTS IN ROBERT J. RICE, AS THE ONLY HEIR AT LAW.

MARY RICE IS MARRIED TO ROBERT J. RICE AND JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 2900, PAGE 141; BOOK 3841, PAGE 24, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 206 PEAR ORCHARD DRIVE, Goodlettsville, Tennessee 37072
(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 15th day of November, 2006.

Robert J. Rice

Mary Rice

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert J. Rice and Mary 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 15th day of November, 2006.

Notary Public

My Commission Expires: 3-8-10

(SEAL)



RETURN TO:
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903