JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-MOORE-06-405

STATE OF Tennessee
COUNTY OF TENNESSEE.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

X _____
Affiant

Subscribed and sworn to before me, this 5th DAY OF February, 2007.

_____
Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Kevin Bice	First Horizon Home Loan	
1400 8th Avenue North #405	(NAME) 1555 W. Walnut Hill Lane, Suite 200	81-12B-405.00 CO
(ADDRESS) Nashville, TN 37208	(ADDRESS) Irving, TX 75038	
(CITY) (STATE) (ZIP)	(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 RIKKA B. ZIMMERMAN, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto J. KEVIN BICE, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in TENNESSEE. COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 405 TOGETHER WITH THE ALLOCATED PARKING SPACE AND THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE LOFTS AT WERTHAN MILLS, A HORIZONTAL PROPERTY REGIME AS ESTABLISHED BY MASTER DEED FOR THE LOFTS AT WERTHAN MILLS CONDOMINIUMS OF RECORD IN INSTRUMENT #20031023-0157113, AS AMENDED IN INSTRUMENT #20040521-0059936, INSTRUMENT #20040712-0082926, INSTRUMENT #20050202-0012489, INSTRUMENT #20051230-0156950, AND INSTRUMENT #20060901-0108138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED TO SAID MASTER DEED AS AN EXHIBIT, ALL TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO RIKKA B. ZIMMERMAN, AN UNMARRIED PERSON BY WARRANTY DEED FROM THE LOFTS AT WERTHAN MILLS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 3RD DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050303-0023320, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 9183, page 130; Book 11625, page 280; Book 175, page 137; Book1291, page 593; Book 4718, page 619; Instrument Numbers 20031023-0157113; 20040521-0059936; 20040712-0082926; 20050202-0012489; 20051230-0156950; 20031027-0157822; 20031023-0157114; 20050202-0012491, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1400 8th Avenue North #405, Nashville, Tennessee 37208
(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.

Davidson County DEEDWARR
Recvd: 02/13/07 11:35 2 pgs
Fees:13.00 Taxes:1276.50
20070213-0018283

Witness my/our hand(s) this 5th day of February, 2007.

Rikka B Zimmerman

Tony Schiele Attorney in Fact

STATE OF Tennessee
COUNTY OF TENNESSEE.

On this the 2nd day of February, 2007, before me personally appeared Tony Schiele to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rikka B. Zimmerman, an unmarried woman and who acknowledged he/she/they executed the same as the free act and deed of the said Rikka B. Zimmerman, an unmarried woman.

Witness my hand and official seal, this the 2nd day of February, 2007.

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY TENN.

My Commission Expires: 03/04/07

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