WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $177,000.00

Melissa Rosato
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MAY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02133 PARHAM CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Mattie Parham	same as New Owner	142-7C-15.00CO
400 Bradford Green		
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RICHARD H. RICE, AND WIFE, MARILYN B. RICE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MATTIE PARHAM, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 400 Bradford Green, Nashville, 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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 31st day of May, 2007.

Richard H. Rice
Richard H. Rice

Marilyn B. Rice
Marilyn B. Rice

Davidson County DEEDWARR
Recvd: 06/04/07 14:29 2 pgs
Fees:13.00 Taxes:654.90
20070604-0066262

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, RICHARD H. RICE AND MARILYN B. RICE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of May, 2007.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF REAL PROPERTY IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING UNIT NO.15-D OF ASHLEY GREEN, A HORIZONTAL PROPERTY REGIME ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT (TENNESSEE CODE ANNOTATED SECTIONS 66-27-101 THROUGH 66-27-123; HEREIN REFERRED TO AS THE "ACT") AND THE PROVISIONS OF THE MASTER DEED FOR ASHLEY GREEN OF RECORD IN BOOK 7184, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO OF RECORD IN BOOK 7184, PAGE 71, SAID REGISTER'S OFFICE (COLLECTIVELY THE "MASTER DEED"), TO WHICH MASTER DEED REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID UNIT; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN THE MASTER DEED) APPERTAINING TO SAID UNIT AND ALL OTHER RIGHTS, POWERS, PRIVILEGES AND INTERESTS APPERTAINING TO SAID UNIT PURSUANT TO THE MASTER DEED;

BEING THE SAME PROPERTY CONVEYED TO RICHARD H. RICE AND WIFE, MARILYN B. RICE BY GENERAL WARRANTY DEED FROM ROCHFORD REALTY AND CONSTRUCTION CO., INC., A TENNESSEE CORPORATION, RECORDED ON THE 19TH DAY OF MAY, 1987 IN BOOK 7240, PAGE 77, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.