This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 8238-149

ADDRESS NEW OWNER:
Douglas W. Strand
1109 Mary Evelyn Court
Nashville, Tennessee 37217

Davidson County DEEDWARR
Recvd: 06/22/07 12:28 2 pgs
Fees:13.00 Taxes:429.20
20070622-0074813

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans, Inc.
7105 Corporate Drive
Plano, TX 75024

MAP **150**
GROUP
PARCEL **241.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John William Rice and wife, Kay Neumann Rice** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Douglas W. Strand and wife, Patricia B. Strand**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land located in the 2nd Civil District of Davidson County, being more particularly described as follows, to-wit:
>
> Land in Davidson County, TN, BEING Lot No. 149-A, on the Plan of Harbor Gate, Section 2, of record in Plat Book 6250, page 33, and Plat Book 6900, page 251, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Kay N. Hendricks by deed from U.S. Department of Veterans Affairs, dated July 27, 1990, of recod in Book 8166, page 119, and further conveyed to Kay Neumann Rice and John William Rice, by Quitclaim Deed from Kay Neumann Hendricks, dated July 28, 1999, of record in Book 11615, page 592, Register's Office for Davidson County, TN.

This is improved property known as 1109 Mary Evelyn Court, Nashville, Tennessee 37217. Possession is to be given on June 19, 2007.

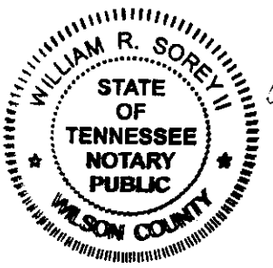
THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 19th day of June, 2007.



John William Rice

John William Rice

Kay Neumann Rice

Kay Neumann Rice

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John William Rice and wife, Kay Neumann Rice**, the bargainors, 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 office this 19th day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 9-27-2009

* * * * * *

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~)
Williamson

The actual value or consideration, whichever is greater, for this transfer is $116,000.00.

Kelly A. Godke

AFFIANT

Subscribed and sworn to before me on this 19th day of June, 2007.

Ann M. Ledet

NOTARY PUBLIC

My Commission Expires: 7/01/09

