Rtn to:

Southern Land Title & Escrow
934 Oldham Dr., Suite 100-A
Nolensville, TN 37135
Phone: 615-776-7461

WARRANTY DEED

JUDY PAINTER-ROSE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires January 22, 2011

#520

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 209,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-22-2011

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brian William Tice	Bank of America	Map 181
6625 Broken Bow Drive	9000 Southside Blvd.	Group 03-0-A
Antioch, TN 37013	Jacksonville, FL 32256	Parcel 028.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kenneth Perry, Jr., unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Brian William Tice and wife, Cristy Danielle Tice
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 28, on the Plan of Section One, Indian Creek Estates, of record in Plat Book 9700, Page 556, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth Perry, Jr., an unmarried person, by deed from S. Craig Hallum and wife, Suzette Tant Hallum, of record in Instrument 20030408-0046208, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 10752, Page 553; Book 11708, Page 575; Instrument 20000727007415 2; Instrument 20030509-0062505; Instrument 20050118-0006063; Instrument 20060523-0060562; Book 11033, Page 509; and Instrument 20000727007415 3, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 556, said Register's Office; (3) PUD Boundary of record in Plat Book 9700, Page 391, said Register's Office; (4) Cemetery Easement of record in Book 5059, Page 374, and Book 6549, Page 403, said Register's Office; (5) Storm Water Detention Agreement of record in Book 10729, Page 380, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6625 Broken Bow Drive, Antioch, TN 37013

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 28th day of June, 2007.

Kenneth Perry, Jr.

Davidson County DEEDWARR
Recvd: 07/06/07 08:47 2 pgs
Fees:13.00 Taxes:774.78

20070706-0080463

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Perry, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2007.

My Commission Expires: 1/26/08

Notary Public

