WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/07 15:48 2 pgs
Fees:13.00 Taxes:499.13

20070716-0084683

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $134,900.00.

Dipti B. Patel
Affiant

Subscribed and sworn to me on July 6, 2007.

K Leigh Tudor
NOTARY PUBLIC

My Commission Expires: 11/21/2010

K. LEIGH TUDOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert Christopher Cobb 522 Rosedale Avenue Nashville, TN 37211	Crescent Mortgage Company 115 Perimeter Center Pl #285 Atlanta, GA 30346	118-4-35

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stephen John Rice, married, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Robert Christopher Cobb, unmarried, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 6th formerly the 9th Civil District of Davidson County, Tennessee, being Lot No. 7 on the Map of Southeast part of the J.W. Russwurm property, said Subdivision being bounded on the south by Rosedale Avenue, formerly Rose Avenue; on the east by Gladstone Avenue, as shown on the Plan of Corinne Place, as of record in Book 332, page 1, Register's Office for said County, on the west by part of the J.W. Russwurm property, as of Record in Book 547, Page 190, Register's Office, and on the north by the Russwurm acreage tract, said Subdivision not of record, but described according to a survey thereof made by Blanchard and Parrish Engineers, dated May 16, 1941, as follows: Beginning at a point in the north margin of Rosedale Avenue, the common corner of Lots Nos. 6 and 7, said point being 366.7 feet west of Gladstone Avenue; thence westerly 61 feet to an iron pin, the common corner of Lots Nos. 7 and 8; thence with the line between said lots southerly 202.2 feet to the north line of Rosedale Avenue Lot Nos. 7 and 8; thence with the line between said lots southerly 202.2 feet to the north line of Rosedale Avenue; thence with the margin of the same, easterly 61 feet to the point of beginning.

Being the same property conveyed to Stephen John Rice by quitclaim deed dated November 5, 1999 from Susanne Garland Rice of Record in Instrument No. 19991229-0308393, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County and subsequent taxes are assumed by the Grantee; and
2. Subject to all matters appearing on the Plan of Corinne Place of record in Book 332, Page 1, Register's Office of Davidson County, Tennessee; and
3. Sanitary Sewer and/or Storm Drainage Easement of record in Book 4246 Page 145, said Register's Office; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 522 Rosedale Avenue, Nashville, TN 37211.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple,

has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Gwen B. Holt, wife of Stephen John Rice, joins in this conveyance to transfer any marital interest she may have in the property.

WITNESS our hands on July 6, 2007.

Stephen John Rice

Gwen B. Holt

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 6, 2007, before me personally appeared Stephen John Rice and wife, Gwen B. Holt, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 6, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE