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Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $284,000.00

Affiant

Subscribed and sworn to before me, this 12th day of June 2008.

Notary Public
My commission expires: 4/26/2009

Davidson County DEEDWARR
Recvd: 06/19/08 14:25 2 pgs
Fees:13.00 Taxes:1050.80
20080619-0063344

SHIRLEY A. BEESLEY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronald Walter Baggett	USSA Federal Savings Bank	155-080E/02300
1212 Rockeford Dr	10750 McDernott Freeway	
Nashville TN 37221-4151	San Antonio, TX 78288	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Christopher E. Rice and wife Angela C. Rice hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ronald Walter Baggett and wife Karon Lynette Uzzell-Baggett hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 82 on the Plan of Resubdivision of Lots No. 79-82 Bellevue Highlands Phase 1 of record in Instrument No. 200106080060658 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher E. Rice and wife Angela C. Rice by deed from The Jones Company Custom Homes of Tennessee, Inc. of record in Instrument No. 20010904-0095019 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2008 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Resubdivision of Lot Nos. 79-82 Bellevue Highlands Phase 1 of record in Instrument No. 200106080060658 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 11592 page 670 and in any allied instruments(s) referred to in said restrictions. 4) Stormwater Easement of record in Book 11509, Page 615, said Register's Office. 5) Quitclaim Deeds to HOA for Common Area as of record in Instrument Nos. 20010924-0102911 and 20020506-0054929, said Register's Office.

This property is improved property known as 1212 Rockeford Dr, Nashville, Tennessee 37221-4151

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 12th day of June, 2008.

Christopher E. Rice

Angela C. Rice

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 Christopher E. Rice and Angela C. 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 Brentwood, Tennessee, this 12th day of June, 2008.

Notary Public

My Commission expires: 3/29/11

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 05696