WARRANTY DEED

B-VRE-08-1419

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10 (AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN. My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Rice	New owner	
1419 Meridian Street (ADDRESS)	(NAME) 11 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	11 (CITY) (STATE) (ZIP)	71-11-207.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TERRANCE POSSEHL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL RICE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 364 AND 365, THE HIGHLAND LAND COMPANY'S SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 14, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TERRANCE POSSEHL, UNMARRIED BY WARRANTY DEED FROM MICHAEL JAMES SHUPE AND WIFE, DENISE SHUPE, RECORDED ON THE 10TH DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060210-0016608, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 14; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS SAID PROPERTY IS NOT AND HAS NEVER BEEN THE PRIMARY OR MARITAL RESIDENCE OF THE SAID GRANTOR.

unimproved ( )

This is improved (X) property, known as 1419 Meridian Street, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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.

Davidson County DEEDWARR
Recvd: 07/11/08 13:44 2 pgs
Fees:13.00 Taxes:647.50
20080711-0071481

Witness my/our hand(s) this 25th day of June, 2008.

Terrance Possehl by Jillian Possehl Attorney in Fact

Attorney - in - fact.

STATE OF Tennessee
COUNTY OF Davidson

On this the ~~24th~~ 25th day of June, 2008, before me personally appeared Jillian Possehl, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Terrance Possehl and who acknowledged he/she/they executed the same as the free act and deed of the said Terrance Possehl.

Witness my hand and official seal, this the ~~24~~th 25th day of June, 2008.

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903