WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/29/08 14:31 2 pgs
Fees:13.00 Taxes:869.50
20080729-0077560

Kate Rosenthal
State Of Tennessee Notary Public
County Of Sumner

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

MY COMMISSION EXPIRES NOV 22 2010

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
125 River Rock Blvd., Suite B
Murfreesboro, Tennessee 37128

M-1471

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Rice	New Owner	075-00 126.00
(NAME)	(NAME)	
5322 Weber Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Roberta Bryant, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Rice, unmarried and Leanne Langston, unmarried 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:

LAND IN THE 4TH CIVIL DISTRICT OF SAID COUNTY, BEING TRACT 2 ON A SURVEY DATED MARCH 3, 1976 BY BRUCE RAINEY AND ASSOCIATES, AND MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY MARGIN OF WEBER ROAD AT THE SOUTHWESTERLY CORNER OF TRACT 1, AS SHOWN ON SAID SURVEY AND CONVEYED TO ALETTA KAY HONEYCUTT AND MARGARET H. HONEYCUTT, BY DEED FROM MARY ANN JENKINS, ET VIR, AS OF RECORD IN BOOK 5075, PAGE 593; THENCE WITH HONEYCUTTS SOUTHERLY PROPERTY LINE, ALSO BEING THE LINE DIVIDING SAID TRACT 1 AND 2, SOUTH 72 ° 39 MINUTES 53 SECONDS EAST 550.44 FEET TO A POINT ON THE SOUTHWESTERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE WITH SAID MARGIN OF OLD HICKORY BOULEVARD, SOUTH 32 ° 41 MINUTES 25 SECONDS EAST 204.02 FEET TO A POINT AT THE NORTH EASTERLY CORNER OF THE PROPERTY CONVEYED TO BILL GRAY, ET UX, BY DEED FROM MARVIN HOWARD AND BILL GRAY, AS OF RECORD IN BOOK 4556, PAGE 160; THENCE WITH GRAY'S NORTHERLY PROPERTY LINE, NORTH 84 ° 53 MINUTES 40 SECONDS WEST 239.41 FEET TO A POINT; THENCE WITH GRAY'S WESTERLY PROPERTY LINE, SOUTH 7 ° 33 MINUTES 00 SECONDS WEST 46.43 FEET TO THE COMMON REAR CORNER OF TRACT 2 AND 3, AS SHOWN ON SAID SURVEY; THENCE WITH THE LINE DIVIDING SAID TRACTS 2 AND 3, NORTH 71° 22 MINUTES 18 SECONDS WEST 498.39, FEET TO A POINT ON THE EASTERLY MARGIN OF WEBER ROAD; THENCE WITH SAID MARGIN OF WEBER ROAD, NORTH 21° 50 MINUTES 00 MINUTES EAST 217.0 FEET TO THE POINT OF BEGINNING.

BEING all of the same property conveyed S. Paul Bryant, II by Warranty Deed dated January 28, 1987 from Allen W. Copeland, unmarried of record in Book 7120, Page 136, Register's Office for Davidson County, Tennessee. Being further conveyed to S. Paul Bryant, II and wife, Roberta Bryant by QuitClaim Deed dated May 18, 2000, from S. Paul Bryant, II of record in instrument no. 200005180050181, said Register's Office. The said S. Paul Bryant, II has since died on September 30, 2000, leaving the property vested in Roberta Bryant, as surviving tenant.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 5322 Weber Road, Hermitage, TN 37076
(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 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 our hands this 28th day of July, 2008.

Roberta Bryant

Roberta Bryant

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

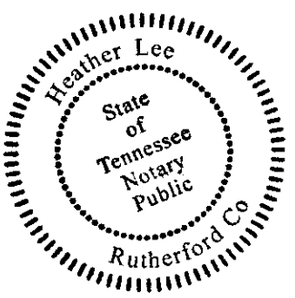
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roberta Bryant the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal at Murfreesboro, Tennessee this. 28th day of July, 2008

Commission expires: 8-16-09

Heather Lee

Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
125 River Rock Blvd., Suite B
Murfreesboro, Tennessee 37128