THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Ronald Rice
108 Garrett Drive
Nashville, Tn 37216

Send Tax Bills To:
SAME

Map & Parcel Nos.:
033-04-0-004.00

Davidson County DEEDWARR
Recvd: 05/15/09 09:05 3 pgs
Fees:18.00 Taxes:684.50
20090515-0044643

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$185,0 00.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trustee, Inc., Trustee for the Morgan Whitley Family Trust.** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Ronald R. Rice and Tina Rice, husband and wife** (herein referred to as "Grantees"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Lot No. 51 on the plan of Goodlettsville Heights, Section 3, of record in Book 1835, page 98, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Morgan Whitley, by deed from Craig Flynn and Elisabeth Bogehegn n/k/a Elisabeth Flynn, on June 19, 2002, of record in Instrument Number 20020619-0074266, page , Register's Office for Davidson County, Tennessee. Further conveyed to Trustee, Inc. Trustee of the Morgan Whitley Family Trust, by Quitclaim Deed from Morgan Whitley of record in Instrument Number 20070319-0032907, said Register's Office.

Improved property commonly known as 108 Garrett Drive, Goodlettsville, Tn 37072

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2009** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantees and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 12th day of May, **2009.**

GRANTOR:

Trustee, Inc.

By: Kirk Whitworth, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$185,000.00**

AFFIANT

Subscribed and sworn to before me, this **12th** day of **May, 2009.**

NOTARY PUBLIC

My Commission Expires:

8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of May, 2009 before me, appeared **Kirk Whitworth**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a President of **Trustee, Inc.** and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said **Kirk Whitworth** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12



(Seal)