Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #09-1186

BILL GARRETT, Davidson County
Trans:T20090052414 DEEDWARR
Recvd: 08/03/09 14:23 2 pgs
Fees:13.00 Taxes:325.60
20090803-0072522

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michele McKee, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Karl S. Rice, an unmarried man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Being Lot No. 4-B on the Plan of Lakeside Woods Estates, Section One, Lots One through Five Zone Lot Division of record in Book 6250, page 767, amending in Book 6200, page 213*, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

*erroneously referenced in prior deed as Page 413,

Being the same property conveyed to Michele McKee by deed from Van E. Christian, II and wife, Stephanie Christian dated May 20, 2000 of record as Instrument No. 200004120036745, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3312 Lakeside Place, Hermitage TN, 37076.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of July, 2009.

Michele McKee _____

Michele McKee

State of Tennessee)
County of Davidson)

On this 29th day of July, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michele McKee, the bargainor(s), 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 the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 88,000.00.

Michele McK
Affiant

Sworn and subscribed before me on this the 29th day of July, 2009.

Notary Public

My Commission Expires: 8-15-13

NEW OWNER:
Karl S. Rice
3312 Lakeside Place
Hermitage, TN 37076

RESPONSIBLE FOR TAX PAYMENT:
Magna Bank
P.O. Box 17257
Memphis, TN 38187-0257

TAX MAP-PARCEL #:
86-10-105