Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100015367 DEEDWARR
Recvd: 03/16/10 10:44 2 pgs
Fees:13.00 Taxes:351.50
20100316-0019739

06-1002-73790

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this 15th day of March, 2010.

Notary Public
My commission expires: 1-17-2012

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

Address of New Owner:	Send Tax Bills to:	Tax Information
James H. Grice, Jr.	Magna Bank	096-16-0-A-023.00CO
310 Lakebrink Drive	P.O. Box 17257	
Nashville TN 37214	Memphis, TN 38187	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Martha E. Koger, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James H. Grice, Jr., a married man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 22, on the Plan of Section I, Phase One-"B", Larchwood, P.U.D., of record in Book 6200, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Martha E. Koger by deed from Don J. Wood, dated October 8, 1993, recorded October 14, 1993, of record in Book 9114, Page 177, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 310 Lakebrink Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of March, 2010.

Martha E. Koger

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Martha E. Koger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 15th day of March, 2010.

Notary Public
State of Tennessee at Large

My Commission expires: 01/12/17

KATHLEEN TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012