STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20110006145 DEEDWARR
Recvd: 01/31/11 14:25 2 pgs
Fees:13.00 Taxes:1295.00
20110131-0008534

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2011.

Notary Public

My Commission Expires: 9/09/2014

LARRY R. WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

This instrument was prepared by:
Wayne Crim, Attorney
Larry R. Williams, PLLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas A. Rice 713 Melpark Drive Nashville, TN 37204	Same as New Owner	Map: 105-14 Parcel No.: 278

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SWEEPING CORPORATION OF AMERICA, INC., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto THOMAS A. RICE, a married person, hereinafter called the Grantee, his heirs 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. 28 as shown on the Revised Plan of Melpark Subdivision, Section 2, as of record in Book 3842, page 143, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Sweeping Corporation of America, Inc., a Tennessee corporation, by deed from William Barth Horton and Lydia Ann Horton, d/b/a L. & W. Horton, General Partnership, of record in Book 9860, page 967, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: (1) Taxes for 2011 and subsequent years; (2) All matters appearing on the Plan of record in Book 3842, page 143, Register's Office for Davidson County, Tennessee; (3) Restrictions of record in Book 4161, page 547, and Book 4165, page 113, Register's Office for Davidson County, Tennessee; (4) All other restrictions and easements of record, if any.

This property is improved property known as 713 Melpark Drive, Nashville, Tennessee 37204.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, his 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 31st day of January, 2011.

SWEEPING CORPORATION OF AMERICA, INC.,
a Tennessee Corporation

By: _____
THOMAS A. RICE, PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for said State and County aforesaid, personally appeared THOMAS A. RICE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the PRESIDENT of SWEEPING CORPORATION OF AMERICA, INC., a Tennessee corporation, the within named bargainor, and that he as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as PRESIDENT.

Witness my hand and official seal, this 31st day of January, 2011.

_____
Notary Public

My Commission Expires: 9/09/2014

LARRY R. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.