NAME AND ADDRESS OF NEW OWNER:
James M. Rice, III
1331 Mars Drive
Nashville, Tennessee 37217

SEND TAX NOTICES TO:
First Community Mortgage, Inc.
275 Robert Rose Drive
Murfreesboro, Tennessee 37129

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

Map & Parcel 12002014200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **David V. Waldron**, a married man, has this day bargained and sold and does hereby transfer and convey unto **James M. Rice, III**, a single man, his heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being all of Lot No. 71 on the Plan of Stardust Acres, according to survey and plat of same appearing of record in Plat Book 1424, page 92, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to David V. Waldron by deed from Bonnie Bomar Shanteau (formerly Bonnie Bomar) and husband, Thomas E. Shanteau appearing of record in Instrument No. 20111108-0087258, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 1331 Mars Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

The undersigned covenants with the said grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 2012 real property taxes, which taxes are being prorated between the parties herein, with the grantor to pay said taxes when due.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Betsy Waldron, the spouse of David V. Waldron, does not join in this conveyance as the subject property is not now nor has it ever been used as the primary residence of the parties.

BILL GARRETT, Davidson County
Trans:T20120030795 DEEDWARR
Recvd: 04/27/12 09:55 2 pgs
Fees:13.00 Taxes:377.40
20120427-0036047

WITNESS MY HAND on this 26th day of April, 2012.

David V. Waldron

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 26th day of April, 2012, before me personally appeared David V. Waldron, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 26th day of April, 2012.

George H. White STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Notary Public

My commission expires: 11/19/13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$102,000.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 26th day of April, 2012.

George H. White STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Notary Public

My commission expires: 11/19/13