Nashville Title Insurance Corporation

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $139,500.00.

Affiant

25 Subscribed and sworn to before me this day of October 2012

Notary Public
My Commission expires:
(Affix Seal)

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Katie Lee Rice	SWBC Mortgage Corp	119-01-0-382.00
316 Valeria Street	9311 San Pedro #100	
Nashville, TN 37210	San Antonio TX 78216	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mid Ohio Securities Corp., Custodian FBO Edward W. Meek IRA #30220**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Katie Lee Rice, unmarried, and James E. Rice and wife, Pamela Rice**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 53 on the plan of Overhill City and W.H. Fox Subdivision of part of Cumberland nurseries, of record in Book 332, page 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 53 fronts 50 feet on the north side of Valeria Street, and runs back northwardly, between parallel lines, 150 feet to an alley.

Being the same property conveyed to Mid Ohio Securities Corp., Custodian FBO Edward W. Meek IRA #30220, by Final Decree Confirming Sale from the Chancery Court for Davidson County, Tennessee, of record in Instrument Number 20021120-0144200, Register's Office for Davidson County, Tennesse; and by Default Judgments of record in Instrument Number 20051103-0133093 and Instrument Number 20060111-0004156, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 212, Register's Office Davidson County, Tennessee.

This is improved property known as: 316 Valeria Street, Nashville, TN 37210

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 25, 2012.

Equity Trust Company Successor Custodian to Mid-Ohio Securities Corp fbo Edward W. Meek IRA

X _____
By

Gail Pribanic
CORPORATE ALTERNATE SIGNER

BILL GARRETT, Davidson County
Trans:T20120084648 DEEDWARR
Recvd: 11/06/12 08:26 2 pgs
Fees:13.00 Taxes:516.15
20121106-0102111

STATE OF Ohio

COUNTY OF Lorain

On this 25 day of October, 2012, before me, appeared Gail Pribanic, 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/she is the CORPORATE ALTERNATE SIGNER of **Equity Trust Company Successor Custodian to Mid-Ohio Securities FBO Edward W. Meek IRA** 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 _____, 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: _____

NOTARY PUBLIC STATE OF OHIO

MICHELLE GOLDBACH
Notary Public, State of Ohio
My Commission Expires
August 10, 2016