FILE BOX 45

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2001

Notary Public
My commission expires: 1/26/02

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael C. Gaffney	Bank of America	87-02-006
4220 New Hope Meadows Road	9000 Southside Blvd. #700	
Hermitage, TN 37076	Jacksonville, FL 32256	

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, John E. Vincent and wife, Melissa R. Vincent, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael C. Gaffney and wife, Gena R. Gaffney, 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. 12 on the plan of New Hope Meadows, Phase I, of record in Plat Book 6900, Page 653 and as corrected in Plat Book 7664, Page 465, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John E. Vincent and wife, Melissa R. Vincent by deed from Judy Woodard Swor, unmarried, of record in Book 10737, Page 640, 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 4220 New Hope Meadows Road, 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 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 29th day of May, 2001.

John E. Vincent

Melissa R. Vincent

Davidson County DEEDWARR
Recvd: 06/04/01 14:07 2pgs
Fees:11.00 Taxes:573.50

20010604-0057734

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John E. Vincent and Melissa R. Vincent, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in SAN DIEGO CA, this 30th day of May, 2001.

Notary Public

My Commission expires 1 JAN 05