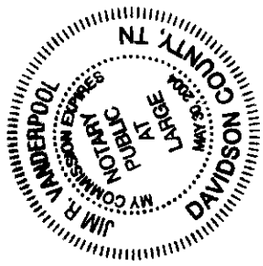
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 162,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JANUARY, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Ralph E. Roeland	Bank of America	MAP:104-12
1933 18th Avenue South	P O Box 1675	Parcel:220
Nashville, TN 37212	Coraopolis, PA 15108	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRENDA KAY AKIN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RALPH E. ROELAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1933 18th Avenue South, Nashville, TN 37212

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 27th day of January, 2003.

Brenda Kay Akin

Brenda Kay Akin

Davidson County DEEDWARR
Recvd: 01/29/03 14:17 2pgs
Fees:13.00 Taxes:599.40

20030129-0012354

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, BRENDA KAY AKIN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of January, 2003.

Notary Public

My Commission Expires:

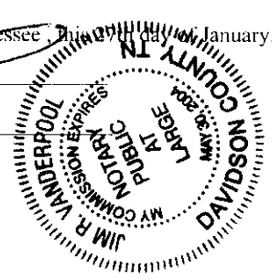


EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2A on the Plan of Zone Lot Division Lot 2 Mr. Thomas R. Gillem's Resubdivision, as of record in Plan Book 6200, page 124, as amended in Plan Book 6250, page 735, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Brenda Kay Akin Peterson, by Quitclaim Deed from Paul Herman Peterson, of record in Instrument Number 20020605-0068483, Register's Office for Davidson County, Tennessee. Brenda Kay Akin and Brenda Kay Akin Peterson being one and the same person.

THIS conveyance is subject to any and all zoning regulations, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.