Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,065,000.00

Affiant

Subscribed and sworn to before me, this 4th day of February 2003.

Notary Public
My commission expires: 04/20/03

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Davidson County DEEDWARR
Recvd: 02/10/03 09:09 2pgs
Fees:13.00 Taxes:3940.50
20030210-0017722

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary K. Gingrass	Bank of America	P.O. 145-04-0[illegible]00
1035 Tyne Blvd.	830 Central Ave.	
Nashville TN 37215 37220	St. Petersburg, FL 33701-3630	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Will T. Vance and wife Carol Vance hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Mary K. Gingrass and husband Christopher T. Stark hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the plan of Will T. Vance Subdivision a Resubdivision of Lot No. 6 Lealand Manor 2nd Addition and Resubdivision of Lot No., 1 Overton Lea home (Book 8250 page 239) and of record in Instrument No. 20021203-0148920 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Will T. Vance and wife Carol D. Vance by deed from Blanche Ames Davis Matthews, Evelyn Ames Davis, II, Ames Davis individually and as Trustee under the will of Evelyn Ames Davis and Wanda Davis Freisleben of record in Book 9371 page 735 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2003 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Will T. Vance Subdivision of record in Instrument No. 20021203-0148920, Register's Office for Davidson County, Tennessee 4) All matters appearing on plan of Overton Lea Home of record in Book 8250 page 329 and Book 7900 page 732, Register's Office for Davidson County, Tennessee 5) Easement for Bridle path retained in deed of record in Book 1113 page 572 6) Restrictions of record in Book 444 page 921 7) Ingress and Egress Easement to Tract 2 on the Rebsubdivision of Lots 3 and 4 of Overton Lea Home of record in Book 9371 page 746 8) Sanitary Sewer and Drainage Easements for the benefit of Metropolitan Government of Nashville, Tennessee and Davidson County of record in Book 6581 pages 71 and 74 9) Access to Property by ingress and egress easement as shown on plan of Will T. Vance Subdivision of record in Instrument No. 20021203-0148920, Register's Office for Davidson County, Tennessee

This property is improved property known as 1035 Tyne Blvd., Nashville, Tennessee 37215

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 4th day of February, 2003.

Will T. Vance

Carol Vance

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 4th day of February, 2003.

Notary Public

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

My Commission expires: 04/20/03

FILE NO: 03707