THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***280,100.00.

K. O'H
~~Affiant~~

Subscribed and sworn to before me this 30th day of April, 2003.

Notary Public

My Commission Expires: 10-12-05

**ADDRESS OF NEW OWNER**

LANCE H. HALE
1513 Dallas Avenue
Nashville, Tennessee 37212

**SEND TAX BILLS TO**

SUNTRUST MTG
901 SOMMERS AVE
RICHMOND, VA 23227

**MAP & PARCEL NOS.**

MAP 117-4
PARCEL 183

Davidson County DEEDWARR
Recvd: 05/05/03 08:18 2pgs
Fees:13.00 Taxes:1036.37
20030505-0059273

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY THOUSAND ONE HUNDRED AND 00/100 DOLLARS ($***280,100.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, KEVIN P. O'HARA, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto LANCE H. HALE and wife, SUE T. HALE, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 50.0 feet of Lot No. 22 on the Map of Victoria Place a plan of which is of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 22 fronts 50.0 feet on the southerly side of Dallas Avenue and runs back between parallel lines 130.5 feet to an alley.

BEING the same property conveyed to Kevin P. O'Hara, unmarried, by deed from K.W.I., Inc., a Tennessee corporation, of record in Book 9997, page 990, Register's Office for Davidson County, Tennessee.

JODI PARKER O'HARA, spouse of Kevin P. O'Hara, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1513 Dallas Avenue, Nashville, Tennessee 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 GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of April, 2003.

KEVIN P. O'HARA

JODI PARKER O'HARA

BY: Kevin P. O'Hara
Attorney in Fact

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

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

Witness my hand and official seal this 30th day of April, 2003.

Notary Public

My Commission Expires: 10/17/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin P. O'Hara, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jodi Parker O'Hara, and acknowledged that he executed the same as the free act and deed of the said Jodi Parker O'Hara.

WITNESS my hand and seal this 30th day of April, 2003.

Notary Public

My Commission Expires: 10/17/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee