WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 2003

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CHRISTY VULKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Davidson County DEEDWARR
Recvd: 07/14/03 14:14 3pgs
Fees:18.00 Taxes:2516.00
20030714-0098077

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. LANCASTER	Bank of America	Map 102-16
(NAME)	(NAME)	
6100 Hickory Valley Road	200 South College Street	Parcel 083.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Charlotte, NC 28255	8DZ-52170
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. LANCASTER AND SPOUSE, LISA H. LANCASTER

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:

LAND in Davidson County, Tennessee, being Lot No. 99 on the Plan of Hillwood Estates, Section 7, of record in Plat Book 2133, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.*

BEING the same property conveyed to Brad Bolton and wife, Teresa Bolton by Deed from Jeanine Scott Johnson, Devisee under the last will and testament of Chester Burt Scott, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20000705-0066352.

THIS conveyance is subject to: Taxes for 2003, and subsequent years; The plan, with Owner's Certificate, of record in Plat Book 2133, page 90, Register's Office for Davidson County, Tennessee, which plan shows a 100 foot minimum building setback line from West Hillwood Drive and a 75 foot minimum building setback line from Hickory Valley Road and a 10 foot easement for public utility purposes along the rear line of said lot.

*And further described by Staked Survey by John Kohl and Company P.C. dated June 10, 2003 Surveyor License No. 855, File/Job No. 57781-382, a copy of which is attached hereto as Exhibit "A".

unimproved ( )
This is improved (X) property, known as 6100 Hickory Valley Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our 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. 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 hand s this 11th day of June, 2003

Brad Bolton 6/11/03
BRAD BOLTON

Teresa Bolton 6/11/03
TERESA BOLTON

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 BRAD BOLTON AND WIFE, TERESA BOLTON

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 NASHVILLE, Tennessee, this 11th day of June, 2003.

Commission expires 4/10/05

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

NOTES:

1. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1. URBAN AND SUBDIVISION LAND SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE, (EFFECTIVE JANUARY 4, 1992)
2. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15000 OR DOES NOT EXCEED 1/10 OF A FOOT OF POSITION ERROR AT ANY CORNER.
3. BEARING SYSTEM IS DERIVED FROM PLAT BOOK 2133, PAGE 90, R.O.D.C.
4. NUMBERS SHOWN THUS (00) PERTAIN TO DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 102_16.
5. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT FURNISHED TO SURVEYOR PRIOR TO SURVEY.
7. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT". THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TOAVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-327-3344 * UTILITIES NOT CHECKED.

PROPERTY SURVEY

FOR

JAMES A. LANCASTER

LOCATED

6100 HICKORY VALLEY ROAD
NASHVILLE, TENNESSEE 37205
DATE: JUNE 10, 2003
SCALE: 1"=40'
FILE NO.: 52781-382

SHOWING

LOT 99 ON THE PLAN OF
HILLWOOD ESTATES SECTION 7
PLAT BOOK 2133, PAGE 90
REGISTER'S OFFICE FOR DAVIDSON COUNTY

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LEGEND

- PROPERTY LINE
- (P.U.& D.E.) PUBLIC UTILITY EASEMENT
- (M.B.S.L.) MINIMUM BUILDING SETBACK LINE
- FENCE LINE
- IRON PIN (OLD)
- IRON PIN (NEW)
- FIRE HYDRANT
- POWER POLE
- GAS METER
- WATER VALVE
- MAN HOLE
- DROP INLET

SCALE 1"=40'

20 0 40 80

JOHN KOHL AND COMPANY, P.C.
400 SEVENTH AVENUE SOUTH
NASHVILLE, TENNESSEE 37203
PH:615-255-3535/FX:615-254-7000
EMAIL:jbkpc@AOL.COM

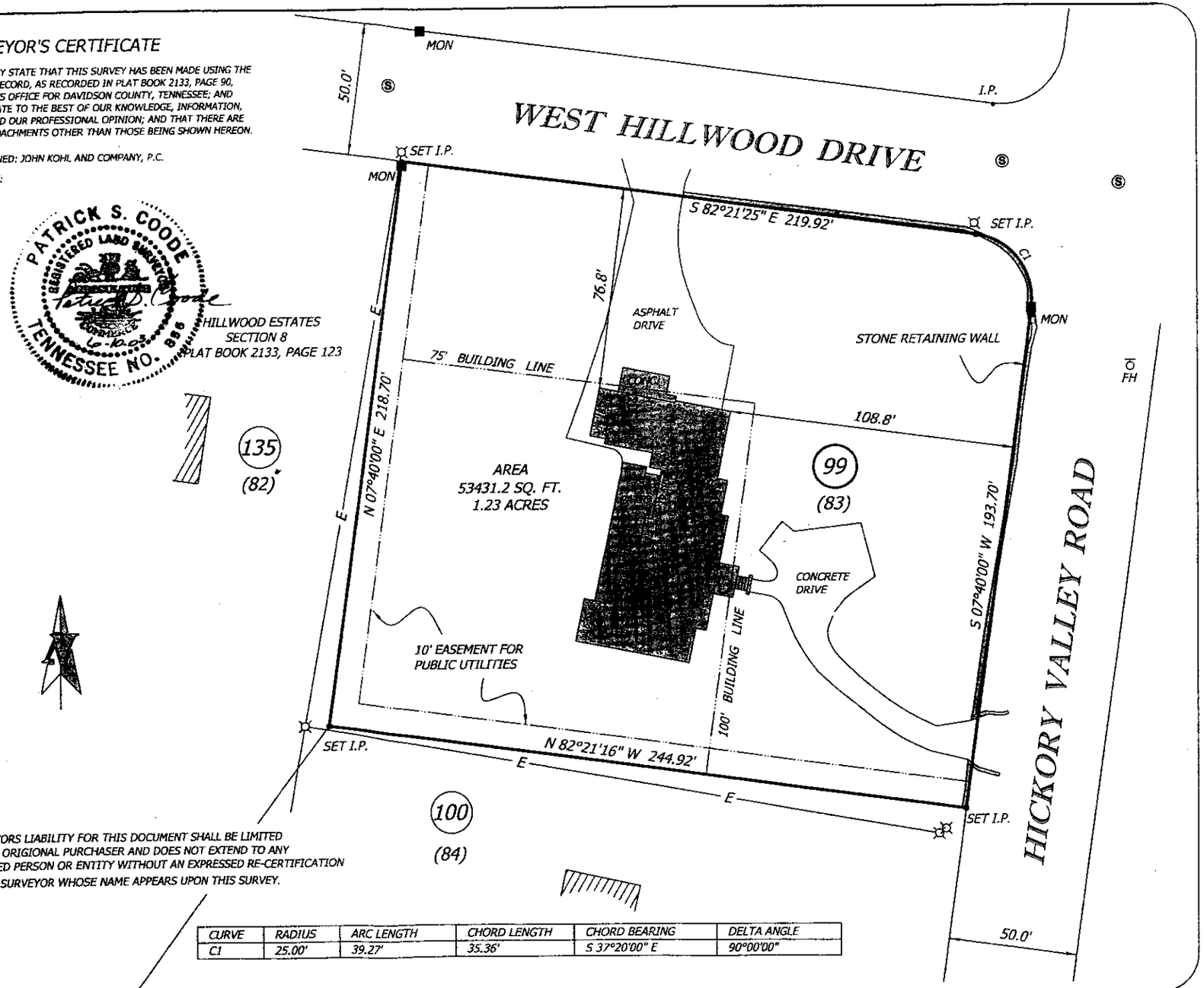
SURVEYOR'S CERTIFICATE

WE HEREBY STATE THAT THIS SURVEY HAS BEEN MADE USING THE PLAT OF RECORD, AS RECORDED IN PLAT BOOK 2133, PAGE 90, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND IS ACCURATE TO THE BEST OF OUR KNOWLEDGE, INFORMATION, BELIEF AND OUR PROFESSIONAL OPINION; AND THAT THERE ARE NO ENCROACHMENTS OTHER THAN THOSE BEING SHOWN HEREON.

SIGNED: JOHN KOHL AND COMPANY, P.C.

BY:

PATRICK S. COODE
REGISTERED LAND SURVEYOR
TENNESSEE NO. 886



HILLWOOD ESTATES
SECTION 8
PLAT BOOK 2133, PAGE 123

SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGIONAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 37°20'00" E	90°00'00"

Exhibit "A"