BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 06/01/04 16:14 2pgs
Fees:13.00 Taxes:384.43
20040601-0064108

ADDRESS NEW OWNER:
Scott Vickroy and Carol Vickroy
1005 Harold Drive
Nashville, Tennessee 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Wells Fargo Bank, NA
11301 Carmel Commons Blvd., Suite 309
Charlotte, NC 28226

MAP AND PARCEL:
MAP 107-090-00
PARCEL 2.00
02DA-54790

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Timothy J. Cassidy and wife, Blair N. Cassidy hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Scott Vickroy and wife, Carol Vickroy, as tenants by the entirety, 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 Lot No. 17, on the Plan of Patricia Heights Annex, of record in Plat Book 2900, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy J. Cassidy and wife, Blair N. Cassidy, by deed from U.S. DEPARTMENT OF VETERANS AFFAIRS of record in Book 8637, Page 488, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record Book 2900, Page 37, said Register's Office. Taxes for 2004 have been pro-rated and assumed by Grantees.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Blair N. Cassidy executed this instrument on behalf of Timothy J. Cassidy pursuant to a Power of Attorney which is being placed of record currently herewith in INST: 20040601-0064107

Blair N. Cassidy and Blair W. Cassidy are one and the same person.

This is improved property known as 1005 Harold Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Scott Vickroy and wife, Carol Vickroy, their heirs and assigns, forever; and we, Timothy J. Cassidy and wife, Blair N. Cassidy, 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28th day of May, 2004.

Timothy J. Cassidy by Blair N. Cassidy, Attorney in Fact

Attorney in Fact

Blair N. Cassidy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Blair N. Cassidy, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of May, 2004.

NOTARY PUBLIC

HAROLD REEVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 3-25-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Blair N. Cassidy 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, and who further acknowledged that she is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 28th day of May, 2004.

Notary Public

HAROLD REEVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission expires: 3-25-06 ~~3/22/2008~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 103,900.00.

AFFIANT

Subscribed and sworn to before me this 28th day of May, 2004.

NOTARY PUBLIC
My Commission Expires: 3-25-06