WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,750.00

Affiant

Subscribed and sworn to before me, this 10th day of June, 2004

Notary Public

MY COMMISSION EXPIRES: 9/25/2004
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 06/11/04 12:22 2pgs
Fees:13.00 Taxes:417.18

20040611-0069445

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alicia T. Vann	Bank of America, N. A.	82-16
(NAME)	(NAME)	(MAP)
909 Boscobel Street	200 S. College Street	287.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206	Charlotte, NC 28255-0001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Scott A. Siebel* , hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Alicia T. Vann and husband, Peter M. Vann, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

*unmarried

Land in Davidson County, Tennessee, in the 18th Ward of the City of Nashville, being a part of the Totten Property, a plan of which is of record in Book 57, page 22, and part of the Barrow Property, a plan of which is of record in Plan Book 1, page 13, Chancery Court at Nashville, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated July 17, 1970, as follows:

Beginning at a point in the northerly margin of Boscobel Street, 255 feet east of the westerly margin of South 9th Street; thence North 24 degrees 52' West 1990 feet to a point in the southerly margin of a 10-foot alley; thence with the same, North 64 degrees 50' East 50 feet; thence south 24 degrees 52' East 190 feet to a point in the northerly margin of Boscobel Street; thence with the same, South 64 degrees 50' West feet to the point of beginning.

Being the same property conveyed to Scott A. Siebel by deed from Jennifer S. Dunlap, Trustee, dated April 14, 2003, of record in Instrument No. 20030415-0049793, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 909 Boscobel Street, Nashville, Tennessee 37206

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 my/our hand(s) this 10th day of June, 2004.

Scott A. Siebel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Scott A. Siebel; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 10th day of June, 2004.

Notary Public

My Commission Expires: 9/25/2004

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004