BOX 10-A

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

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

Davidson County DEEDWARR
Recvd: 07/12/04 12:45 2pgs
Fees:13.00 Taxes:921.30
20040712-0082570

WARRANTY DEED

Address New Owner(s)	Send Tax Bills to:	Map-Parcel:
Mr. & Mrs. Burton G. Verner 197 Kenner Avenue Nashville, TN 37205	Wells Fargo Bank, N.A. 4456 Corporation Lane Suite 300 Virginia Beach, VA 23462	Map 116-8 Group Parcel 25

FOR AND IN 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, **Stanley Glenn McRae and wife, Janet P. McRae**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Burton G. Verner and wife, Laura M. Verner**, hereinafter called the Grantees, its successors 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 the southerly half of Lot No. 57 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County.

Said part of Lot No. 57 fronts 50 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Stanley Glenn McRae by deed from Warren Berrie and wife, Deborah H. Berry, dated August 15, 1988, and filed in Book 7629, page 92, said Register's Office. Title now vested in Stanley Glenn McRae and wife, Janet P. McRae by quitclaim deed from Stanley Glenn McRae, filed in Instrument No. 20001201-0117842, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 197 Kenner Avenue, Nashville, TN 37205.

TO HAND AND TO HOLD the said tract or parcel of land, with the appurtances, 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 whosoever.

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 hands this 9th day of July, 2004.

Stanley Glenn McRae

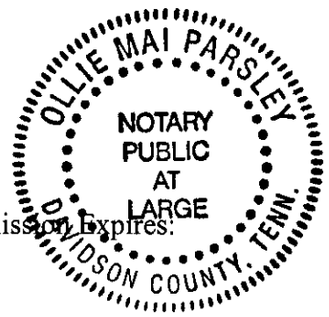
Janet P. McRae
By: Stanley Glenn McRae, Attorney in Fact

BY ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAIVDSON

On this 9th day of July, 2004, before me personally appeared Stanley Glenn McRae, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at office.



Notary Public

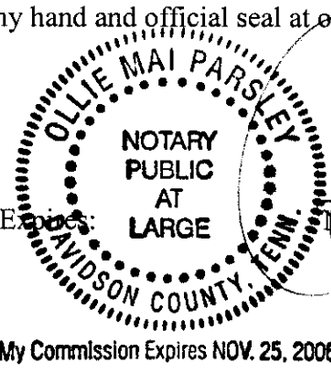
My Commission Expires:

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of July, 2004, before me personally appeared Stanley Glenn McRae, 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 Janet P. McRae, and acknowledged that he executed the same as the free act and deed of said Janet P. McRae.

Witness my hand and official seal at office.



My Commission Expires: Notary Public

My Commission Expires NOV. 25, 2006

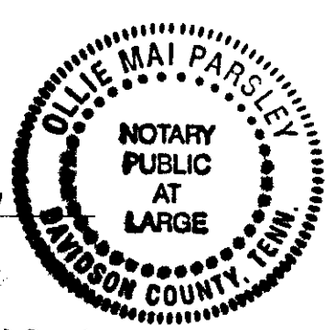
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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $249,000.00.

Affiant

Sworn to and subscribed before me
this 9th day of July, 2004.



Notary Public
My Commission Expires:

My Commission Expires NOV. 25, 2006