This Instrument Prepared By:
Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 07/15/04 10:05 2pgs
Fees:13.00 Taxes:1472.60
20040715-0084305

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Laureen M. Vigil 711 Hill Road Brentwood, Tennessee 37027	SunTrust Mortgage, Inc. PO Box 57028 Irvine, CA 92619-7028	160-00-0 027.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $398,000.00.

Carol R Lewis
AFFIANT

Sworn to and subscribed before me this 13th day of July, 2004.

Sandy Meyer
NOTARY PUBLIC

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5/24/2008

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **LELAND J. LANCASTER, JR. and wife, MICHELLE F. LANCASTER**, hereinafter called the **"GRANTORS"**, have bargained and sold and by these presents do transfer and convey unto **LAUREEN M. VIGIL**, hereinafter called the **"GRANTEE"**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of First Amendment of May Lands Subdivision, recorded in Instrument No. 20010827-0092092, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leland J. Lancaster, Jr. and wife, Michelle F. Lancaster by deed from Alvin K. Smith, II and wife, Noel K. Smith, of record in Instrument No. 20030728-0104597, as re-recorded in Instrument No. 20040227-0022292, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2004 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 160-00-0 027.00.

2. All matters appearing on the Plan of First Amendment of May Lands Subdivision, recorded in Instrument No. 20010827-0092092, Register's Office for Davidson County, Tennessee.

3. Easement for Public Utilities, Ingress and Egress, of record in Instrument No. 200209090108918, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4952, page 178, said Register's Office.

5. Grant of Easement and Right-of-Way, of record in Book 2595, page 563, said Register's Office.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 711 Hill Road, Brentwood, Tennessee 37027.

WITNESS our hands this 13th day of July, 2004 in Franklin, Tennessee.

Leland J. Lancaster, Jr.

Michelle F. Lancaster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Leland J. Lancaster, Jr. and wife, Michelle F. Lancaster, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 13th day of July, 2004, in Franklin, Tennessee.

Notary Public

My Commission Expires: 05/02/05