BOX 10-A

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

THIS INSTRUMENT PREPARED BY:
Mudter Morgan & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 23242-08-2004

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $176,000.00.

Patti S. Evans
Affiant

Subscribed and sworn to before me this 20th day of August, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
James Anthony Lunceford 2008 Stokes Lane Nashville, TN 37215	Chase Manhattan Mortgage Corp. P.O. Box 47020 Doraville, GA 30362	Map No.117.07-0E Parcel No. 002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John W. Hargis and Patti S. Evans, both unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Anthony Lunceford, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2008 Stokes Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of August, 2004.

John W. Hargis

Patti S. Evans

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John W. Hargis and Patti S. Evans**, 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, at office, this 20th day of August, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 08/25/04 10:13 2pgs
Fees:13.00 Taxes:651.20

20040825-0102649

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Abingdon Place of record in Plat Book 6250, page 110, Register's Office for said COunty, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Abingdon Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6357, page 360, as amended in Book 7596, page 931, said Register's Office.

Being the same property conveyed to Patti S. Evans and John W. Hargis, as joint tenants with right of survivorship by deed dated February 28, 2000 from Judith A. Rassi, an unmarried person of record as Instrument No. 200002290019615, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Charter of Incorporation of Abingdon Place Homeowners Association, Inc. of record in Book 6610, page 734, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Abingdon Place Condominiums, of record in Book 6357, page 360, amended in Book 7596, page 931, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 6250, page 110, Register's Office for Davidson County, Tennessee.