PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(gj) Title No: 45966
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/29/04 14:52 2pgs
Fees:13.00 Taxes:1942.50
20041029-0130190

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael J. Vetter Lisa J. Vetter 2425 Old Hickory Boulevard Nashville, Tennessee 37215	Bank of America N.A. 900 West Trade St. Charlotte, North Carolina 28255

TAX MAP-PARCEL NUMBERS: 157-092

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott Hoffman , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. Vetter and spouse, Lisa J. Vetter** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section One, Devonshire Manor of record in Book 5200, Page 122 and 123 Register's Office for said County.

Said Lot No. 10, which is a corner lot, fronts 197.39 feet on the southerly margin of Old Hickory Boulevard and fronts 121.22 feet on the westerly margin of Edinburgh Drive, said frontages being joined by a curve having a length of 76.49 feet, and extends back 172.96 feet on the westerly line and 252.35 feet on the southerly line, to a point of intersection.

Being the same property conveyed to Scott Hoffman, unmarried by deed from James David Young and wife, Linda H. Young of record in Book 10748, page 86 Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200 Pages 122 and 123, said Register's Office, which Plan shows a 100 foot minimum building setback line from Old Hickory Boulevard and a 70 foot minimum building setback from Edinburgh Court and an easement for public utility purposes along the southerly line(s). And a fire hydrant located on the easterly line of said lot. Sewage soil absorption areas labeled No. 1 and 2 across the northerly portion of said lot.

This is improved property, known as: 2425 Old Hickory Boulevard, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of October, 2004.

Scott Hoffman

State of TENNESSEE
County of DAVIDSON

On this 27th day of October, 2004 , before me the undersigned authority, personally appeared Scott Hoffman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $525,000.00

Affiant

Sworn and subscribed before me this the 28th day of October, 2004

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires JULY 21, 2007