This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Sara L. Pole
227 North 3rd Avenue
Oakdale, CA 95361

MORTGAGEE:
Bank of America, N.A.
9000 Southwide Blvd.
Jacksonville, FL 32256

Davidson County DEEDWARR
Recvd: 12/20/04 15:58 2pgs
Fees:13.00 Taxes:377.40

20041220-0151261

SEND TAX BILL:
To Mortgagee

MAP AND PARCEL:
MAP 73-10
PARCEL 35.00
15DZ-51090

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Erin Ann Potts and wife, Laura S. Roberts, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sara L. Pole, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 53, on the Plan of Moss Rose Estates, of record in Plat Book 4860, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Erin Ann Potts and Laura S. Roberts, by deed from Marcie L. Williams, a single person, and surviving tenant by the entirety of record in Book 6045, Page 430, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5039, Page 359, Book 5138, Page 645, Book 5311, Page 345; and Book 5910, Page 336, and such easements and setback lines of record in Plat Book 4860, Page 112, said Register's Office.

Taxes for 2004 have been pro-rated and and paid.

This is improved property known as 2601 Morganmeade Drive, Nashville, TN 37216, and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sara L. Pole, unmarried, her heirs and assigns, forever; and we, Erin Ann Potts and wife, Laura S. Roberts do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th day of December, 2004.

Erin Ann Potts

Laura S. Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Erin Ann Potts and Laura S. Roberts the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 102,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of December, 2004.

NOTARY PUBLIC
My Commission Expires: 3/22/2008