THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00. Lance A. High Affiant
File # 520156 Return to: Southeast Title of Tenn. 214 Centerview Drive Suite 101 Brentwood, TN 37027	JOHN A. BELL, JR NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires July 29, 2006
	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2005. Notary Public MY COMMISSION EXPIRES: July 29, 2006 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lance A. High	JP Morgan Chase Bank, N.A.	146-11
5045 Dovecote Drive	1901 Roxborough Road, Ste. 406	34
Nashville, TN 37220	Charlotte, NC 28211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Janet Lewis, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lance A. High, unmarried and Junior L. High, a married person, joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 61 on the Plan of Section One, Revised, Crieve Hall Estates, of record in Plat Book 1835, page 122, 123 and 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Janet Lewis, unmarried, by warranty deed from Alan Q. Thomas and wife, Paige H. Thomas of record as Instrument No. 20021202-0148072, Register's Office for Davidson County, Tennessee. Janet Lewis has since married.

Robert Warren Grace, spouse of Janet Lewis, joins in this conveyance for the sole purpose of waiving any marital interest he may have in the subject property.

This instrument is being executed on behalf of Janet Lewis and Robert Warren Grace pursuant to a power of attorney executed by same on the 16th day of March, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **5045 Dovecote Drive, Nashville, TN 37220.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 whomsoever. 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 the 17th day of March, 2005.

Janet Lewis by John Lott, Attorney-in-Fact

Robert Warren Grace by John Lott, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 03/22/05 15:16 2 pgs
Fees:13.00 Taxes:666.00

20050322-0031324

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Lott** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that HE executed the within instrument on behalf of **Janet Lewis and Robert Warren Grace**, as their Attorney in Fact, as the free act and deed of the within named **Janet Lewis and Robert Warren Grace**.

Witness my hand and official seal this the 17th day of March, 2005.

My Commission expires 1/24/09

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.