ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
William J. Vance, Jr. Leticia M. Vance 8232 Canoe Court Nashville, TN 37221	same	MAP and PARCEL 126-15 A 235

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 04/01/05 15:12 2 pg
Fees:13.00 Taxes:671.55

20050401-0035653

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Heather L. Saunders FKA Heather L. Heggie and husband, Edgar L. Saunders, IV,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **William J. Vance, Jr. and Leticia M. Vance, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being described as follows, to-wit:

Being Lot No. 213 on the Plan of Boone Trace at Biltmore, Section Five, of record in Instrument No. 200006220062086, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Jeremy D. Brasier and wife, Heather L. Brasier, by Warranty Deed dated February 23, 2001, from NVR, Inc., a Virginia Corporation, Successor by Merger to Fox Ridge Homes, Inc., A/K/A NVR, Inc., of record in Instrument No. 20010226-0017786, Register's Office for Davidson County, Tennessee. The said Jeremy D. Brasier and Heather L. Brasier divorced, and Jeremy D. Brasier conveyed his interest in the subject property to Heather L. Brasier by Quitclaim Deed dated May 1, 2002, of record in Instrument No. 20020627-0077824, said Register's Office. The said Heather L. Brasier, a single person, conveyed the subject property to Heather L. Heggie by Quitclaim Deed dated September 17, 2002, of record in Instrument No. 20021104-0134607, said Register's Office. Heather L. Brasier is one and the same person as Heather L. Heggie. Heather L. Heggie has since married Edgar L. Saunders, IV, and is now known as Heather L. Saunders.

This is property with a common address of 8232 Canoe Court, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Instrument No. 200006220062086, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 7265, Page 657, said Register's office; (4) Declaration of Covenants, Conditions, and Restrictions, of record in Book 9342, Page 312, re-recorded in Book 9735, Page 931 and Instrument No. 20010717-0075902; amended in Book 10032, Page 813 and Instrument No. 20001211-0121618, and Instrument No. 20001211-0121618, said Register's office; (5) Right of Way Easement for overhead easements of record in Book 8992, Page 62, said Register's Office; (6) Right of Way Easement for cable T.V. easements of record in Book 9665, Page 420, said Register's office; (7) Charter of Boone Trace Homeowners' Association, Inc., of record in Book 9607, Page 534, said Register's Office; (8) Quitclaim Deed for open space of record in Instrument No. 20011119-0126831, said Register's Office.

Edgar L. Saunders, IV, spouse of Heather L. Saunders, hereby joins in this conveyance to convey any and all rights s/he may have in said property including but not limited to any marital rights therein.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $181,500.00
[
[
[Subscribed and sworn before me this 31st day of March, 2005.
[
[My Commission Expires: 1/27/07

Affiant

Notary Public

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **March, 2005**.

Heather L. Saunders FKA Heather L. Heggie

Edgar L. Saunders, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Heather L. Saunders FKA Heather L. Heggie and husband, Edgar L. Saunders, IV,** with whom I am personally acquainted, or who 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 and official seal at office this **31st** day of **March, 2005**.

Notary Public
My Commission Expires: 1/28/2006

CINDY L. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

File No. 0503-024.WD