WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 47,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JUNE, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-20-08

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CORNERSTONE TITLE & ESCROW, LLC, 530 CHURCH STREET, SUITE 202, NASHVILLE, TENNESSEE 37219

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Bobbie L. Hand and Randy G. Hand	Union Planters Bank d/b/a Regions	Map: 091
803 46th Avenue North	P. O. Box11026	Group: 12-0
Nashville, TN 37209-2348	Orange, CA 92856-8126	Parcel: 040.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DEBORAH R. LANE, WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BOBBIE L. HAND AND RANDY G. HAND, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 803 46th Avenue North, Nashville, TN 37209-2348

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 my hand on the 30th day of June, 2005.

Deborah R. Lane

Deborah R. Lane

STATE OF TENNESSEE
COUNT OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Deborah R. Lane, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee , this 30th day of June, 2005.

Notary Public Monte Poe

My Commission Expires: 9-20-08

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 07/06/05 10:30 2 pgs
Fees:13.00 Taxes:176.12

20050706-0077321

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being part of Lots No. 501 and 503 of Block No. 83, Plan No. 1 West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County, described as follows:

BEGINNING at a point on the Westerly margin of 46th Avenue North, formerly 5th Street, 50 feet Northwardly from the Northerly margin of Indiana Avenue; thence Northwardly with the Westerly margin of 46th Avenue North, 50 feet; thence Westwardly parallel with the Northerly margin of Indiana Avenue 60 feet to the Easterly line of Lot No. 505 of said Block; thence Southwardly with the Easterly line of said Lot No. 505, 50 feet; thence Eastwardly parallel with Indiana Avenue, 60 feet to the beginning.

Being the same property conveyed to Floyd R. Lane, Jr. and wife, Deborah R. Lane by Warranty Deed from Clyde E. Willeford and wife, Irene Willeford dated June 8, 1973 and recorded in Book 4719, Page 255, Register's Office for Davidson County, Tennessee. The said Floyd R. Lane, Jr. having since died and the property is now vested in Deborah R. Lane.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.