RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 08/18/05 15:40 2 pgs
Fees:13.00 Taxes:647.50
20050818-0098748

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2006

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00. #175,000.00

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST DAY OF JULY, 2005.

NOTARY PUBLIC

My commission expires: 9/30/06

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD VANCE 110 Brattlesboro Drive Nashville, Tennessee 37204	Same as new owner	132-09-0A-007.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND DOLLARS and 00/100 ($175,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **TIMOTHEY J. JEFFUS and MELANIE S. FRANCIS, as joint tenants with right of survivorship,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **RICHARD VANCE, unmarried,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit 110 on the Condominium Site Plan Brattlesboro, of record in Book 5800, page 225, amended in Book 6122, page 220, together with an easement between Brattlesboro Homeowner's Association and Gary K. Hood which is of record in Book 8616, page 319, Register's Office for said County, which plan reference thereof are incorporated herein and made a part by this reference hereto.
>
> Being the same property conveyed to Timothey J. Jeffus and Melanie S. Francis, as joint tenants with right of survivorship, by Deed from Timothey J. Jeffus, dated 3-30-04, of record in Instrument No. 20040505-0051557, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 110 Brattlesboro Drive, Nashville, Tennessee 37204.

TO HAVE AND HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 1st day of July, 2005.

TIMOTHEY J. JEFFUS

Melanie S. Francis by TIM JEFFUS, attorney-in-fact

MELANIE S. FRANCIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Timothey J. Jeffus, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument (Warranty Deed) on behalf of Melanie S. Francis and acknowledged that he executed the same as the free act and deed of the said Melanie S. Francis through Power of Attorney of record in Instrument No. 20050818-0098747, in the Register's Office for Davidson County, Tennessee.

Notary Public

JANE GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 21 2006

My commission expires: 9/30/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Timothey J. Jeffus, 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 for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of July, 2005.

Notary Public

JANE GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 21 2006

My commission expires: 9/30/06