Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$224,900.00~~ $228,100.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF November, 2005.

Notary Public

MY COMMISSION EXPIRES 8-9-09

(AFFIX SEAL)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/05 15:15 2 pgs
Fees:13.00 Taxes:846.19

G-PO-05-5612

20051205-0146141

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Sterling Edwards	Countrywide Home Loans (NAME)	
5612 Vine Ridge Drive (ADDRESS)	801 Crescent Centre Dr (ADDRESS)	103-10-33
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRADLEY BURTON LANCE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA STERLING EDWARDS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 32 ON THE PLAN OF SECTION 3, BROOKSIDE COURTS ADDITION NO. 4 OF RECORD IN PLAT BOOK 2083, PAGE 25, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 32 FRONTS 105.6 FEET ON THE BROKEN NORTHERLY MARGIN OF VINE RIDGE DRIVE AND EXTENDS BACK 217.3 FEET ON THE WESTERLY LINE AND 193.3 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 40 FEET THEREON.

Tonya Lance joins herein to convey any and all marital interest she may have in the above-described property.

BEING THE SAME PROPERTY CONVEYED TO BRADLEY BURTON LANCE, UNMARRIED BY WARRANTY DEED FROM SCOTT ROBERT ERICSON AND SPOUSE, LAURIE KAY ERICSON, RECORDED ON THE 19TH DAY OF JUNE, 2000 IN INSTRUMENT NO. 200006190060776, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5612 Vine Ridge Drive, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 29th day of November, 2005.

Bradley Burton Lance

Tonya Lance

*Tonya Lance, spouse of Bradley Burton Lance, hereby transfers all her right, title, and interest in said property, marital or otherwise.

STATE OF Tennessee
COUNTY OF Davidson

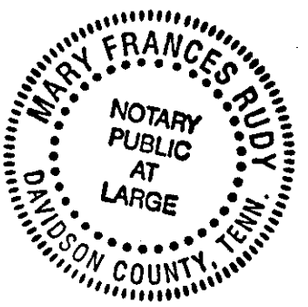
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bradley Burton Lance* and Tonya Lance, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of November, 2005.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903