WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/05 10:10 2 pgs
Fees:13.00 Taxes:576.04
20051227-0153588

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 155,686.93

Affiant

Subscribed and sworn to before me, this the 8th day of December, 2005.

NOTARY PUBLIC AT LARGE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/25/09

THIS INSTRUMENT PREPARED BY:
James C. Vance, Attorney, 237 Old Hickory Boulevard, Nashville, Tennessee 37221

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Patrick Neil Vance	New Owners	Map 128-14-0
304 Cross Timbers Drive		Parcel 080.00
Nashville, TN 37221		

For and in 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, James C. Vance and wife, May N. Vance, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Patrick Neil Vance, unmarried, hereinafter called the Grantees, Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 158 on the Plan of Harpeth Park Subdivision, Section 2, of record in Plat Book 3700, page 58, of the Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.

Being the same property conveyed to James C. Vance and wife, May N. Vance, by deed fromCitibank N.A. as Trustee for Chase Home Finance LLC, successors by merger to Chase Manhattan Mortgage Corporation, of record in Instrument No. 20050217-0017901, Register's Office for Davidson County, Tennessee.

This is improved real property, commonly known as: 304 Cross Timbers Drive
Nashville, TN 37221

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, Grantees' heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is 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 Grantor does further covenant and bind themselves, our heirs and assigns, to warrant and forever defend the title to the property 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.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8 day of December, 2005.

James C. Vance

May N. Vance

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 James C. Vance and wife, May N. Vance, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4 day of December, 2005.

NICHOLAS PERENICH JR NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 7/25/09

12/6/05