WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-VRES-06-712

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Charles R. Ringo
Affiant

Subscribed and sworn to before me, this 22nd DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 4-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Ringo	Bank Of America	
712 Setliff Place (ADDRESS)	900 W. Trade Street (NAME)	83-6-246.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Charlotte, NC 28255-0001 (ADDRESS) (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 KELLY TOLSON LOTOCHINSKI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES R. RINGO, UNMARRIED AND MICHAEL G. MILES, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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:

BEING LOT NO. 17 ON THE PLAN OF OLIVIA W. SHARPE'S ADDITION TO NASHVILLE, OF RECORD IN PLAT BOOK 332, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JAMES MICHAEL LOTOCHINSKI TO KELLY TOLSON LOTOCHINSKI AS RECORDED ON THE 7TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050707-0077903 AND WARRANTY DEED FROM MARK T. SMITH AND WIFE, HEATHER D. SMITH TO KELLY TOLSON, UNMARRIED AS RECORDED ON THE 2ND DAY OF JULY, 1997 IN BOOK 10515, PAGE 178, 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 including those of record in Book 332, page 17, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 712 Setliff Place, Nashville, Tennessee 37206
(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 22nd day of September, 2006.

Kelly Tolson Lotochinski

Davidson County DEEDWARR
Recvd: 09/27/06 12:18 2 pgs
Fees:13.00 Taxes:1258.00

20060927-0119555

STATE OF Tennessee
COUNTY OF Davidson

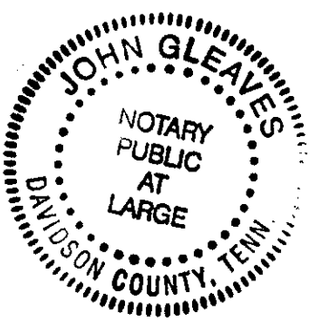
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly Tolson Lotochinski, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within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

Witness my hand and official seal, this the 22nd day of September, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903