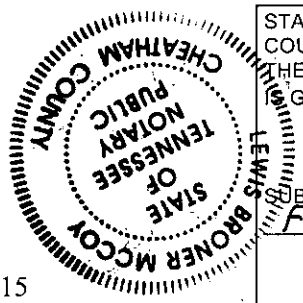
Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 09010025

Thomas R. Nance



STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Jeffrey D Vetitoe
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6 DAY OF Feb, 2009.

NOTARY PUBLIC

My Commission expires: 10/20/10

Address of New Owner	Send Tax Bills To:	Tax Information:
Jeffrey D. Vetitoe 365 Ocala Drive Nashville, TN 37211	Same	162-05-0-051

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Thomas R. Nance, Individually and Thomas R. Nance as Executor of the Estate of Julia Elizabeth Nance,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey D. Vetitoe,** hereinafter called the **Grantee**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 118, on the Plan of Southwood, as of record in Book 2663, page 125 and 126, Register's Office for said County, and described as follows:

Said Lot No. 118 fronts 145 feet on the southerly side of Ocala Drive and runs back 276.25 feet on the easterly line and 289.5 feet on the westerly line to a broker line, measuring 153.35 feet thereon.

Being the same property conveyed to Raymond W. Nance and wife, Julia J. Nance by deed from Buford B. Walker and wife, Louise H. Walker dated January 5, 1962, of record in Book 3317, page 389, Register's Office for Davidson County, Tennessee. Further being vesting in Julia J. Nance by Decree of Divorce as recorded on 1/16/1975, at Book 7723, page 501, RODCT, as well as by quitclaim deed from Raymond W. Nance and wife, Julia J. Nance, dated December 8, 1988, and of record in Book 7723, page 501, Register's Office for Davidson County, Tennessee. Further being the same property vesting in Thomas R. Nance by Last Will and Testament of Julia Nance, dated 11/19/2007 and recorded Book 08P, page 285 Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 02/09/09 15:56 3 pgs
Fees:18.00 Taxes:632.70
20090209-0011327

This is improved property generally located:
365 Ocala Drive, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. 2009 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the plan of Southwood, as of record in Book 2663, page 125 and 126, Register's Office for said County, to which reference is made for a more complete description.
3. Restrictive covenants recorded in Book 2904, page 51, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Sanitary Sewer/Storm Drainage Easement of record in Book 6407, page 253, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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, his heirs and assigns, forever. I do covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, his 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, Thomas R. Nance individually and as Executor of the Esate of Julia Elizabeth Nance, has caused this instrument to be executed, this the 5 day of February, 2009.

Thomas R. Nance

Thomas R. Nance, Executor of Estate of Julia Elizabeth Nance

STATE OF Florida
COUNTY OF Bay

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Thomas R. Nance individually and as Executor for the Estate of Julia Elizabeth Nance**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this the 5 day of February, 2009.

My commission Expires: May 9, 2009

Richard L. Tragesser
NOTARY PUBLIC

RICHARD L. TRAGESSER
MY COMMISSION # DD 416634
EXPIRES: May 9, 2009
Bonded Thru Budget Notary Services