BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE 17752
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 2011.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/ 5/2014

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Peter Prestwich	Send Tax Bills To: SUNTRUST
(Name) 1212 Shelton Avenue	(Name) 901 Sommos Ave
(Street Address or Route Number) Nashville, TN 37216	(Street Address) Richmond, VA 23224
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 07203036400

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, I/WE, Jimmy A. Lance and wife, Linda R. Lance HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter Prestwich and wife, Anna Prestwich HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being the easterly half of Lot No. 63 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said part of Lot No. 63 fronts 50 feet on the southerly side of Shelton Avenue and runs back between parallel lines, 189.75 feet to a dead line.

BEING the same property conveyed to Martha B. Dowlen and Rachel R. Lance by Warranty Deed dated February 27, 1959, and filed in Book 2879, page 163, said Register's Office. The said Martha B. Dowlen having conveyed her interest to Rachel R. Lance by Quitclaim deed dated October 25, 1977, and filed in Book 5213, page 953, said Register's Office. The said Rachel R. Lance having since died. Pursuant to the Last Will and Testament of Rachel R. Lance, Probate No. 10P-1452, title to said property being vested in Jimmy A. Lance and Linda R. Lance.

This is improved property known as 1212 Shelton Avenue, Nashville, TN 37216.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 20th day of January, 2011.

Seller

Jimmy A. Lance

Linda R. Lance

BILL GARRETT, Davidson County
Trans:T20110004552 DEEDWARR
Recvd: 01/24/11 10:46 2 pgs
Fees:13.00 Taxes:517.63

20110124-0006402

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Jimmy A. Lance and wife, Linda R. Lance, the bargainor(s), 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 at Nashville, Tennessee, this 20th day of January, 2011.

My commission expires 11/ 5/2014.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014