STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:200001310009650 Page: 1 OF 3
REC'D FOR REC 01/31/2000 11:54:01AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $214.60

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 28th day of January, 2000.

Notary Public

NOTARY PUBLIC AT LARGE
SANDY RING
WILLIAMSON COUNTY, TENN.

My Commission Expires: 10/1/2002

My Commission Expires OCT. 1, 2002

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Franklin Heritage Homes, LLC
Lot 142, Winfield Park, Phase 1, Sect 2
Nashville, TN 37211

SEND TAX BILLS TO:
Franklin Heritage Homes, LLC
109 Holiday Court
Franklin, TN 37067

MAP-PARCEL NUMBERS:
Map/Parcel:
P/O 172-144.00 and
P/O 172-075.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Danco Property Investments, LLC** hereinafter referred to as Grantor, hereby transfers and conveys to **Franklin Heritage Homes, LLC** hereinafter referred to as Grantee, his 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 Lot No. 142 on the Final Plat of Winfield Park, Phase 1, Section 2 of record in Book 11700, Pages 39-41, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Danco Property Investments, LLC by deed from Marvin E. Jinnette and wife, Iva Nelle Ward Jinnette by instrument of record in Book 10937, page 835, and Book 10937, page 839, and by quitclaim deed of record in Book 10937, page 843, and by deed from Paul C. Simpson, Jr. and Lucien C. Simpson by instrument of record in Book 11357, page 909, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Taxes for the year 2000, and subsequent years, a lien not yet due and payable. Part of Map 172 Parcels 144.00 and 075.00.

The Plan of record in Plat Book 11700, Pages 39-41, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 11113, Page 691, Register's Office for Davidson County, Tennessee.

Subject to an Ingress/Egress Easement of record in Book 5552, Page 857, Register's Office for Davidson County, Tennessee.

Subject to an Easement Agreement of record in Book 11124, Page 852, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Bellsouth of record in Book 11628, Page 204, Register's Office for Davidson County, Tennessee.

Subject to a Storm Water Detention Agreement of record in Book 11744, Page 254, Register's Office for Davidson County, Tennessee.

Subject to the flow of creeks and ingress/egress to a cemetary as it may pertain to this lot.

Subject to all other conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is unimproved property known as Lot 142, Winfield Park, Phase 1, Sect 2, Nashville, TN 37211.

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, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **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.

Witness my hand this 28th day of January, 2000.

Danco Property Investments, LLC

By: Austin Daniel
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Austin Daniel, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Danco Property Investments, LLC and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Danco Property Investments, LLC by the said Austin Daniel, as such Chief Manager.

Witness my hand and official seal this 28th day of January, 2000.

Notary Public

10/1/2002
My Commission Expires

SANDY RING
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 1, 2002