Instr:200003090024229 Page: 1 OF 2
REC'D FOR REC 03/09/2000 9:09:37AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $610.50

BOX 25-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

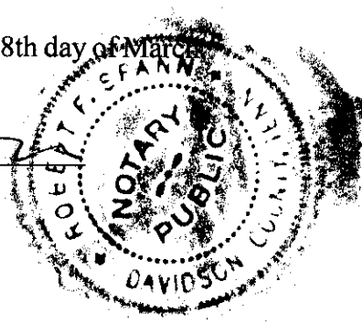
Joe Conard

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of March, 2000.

Notary Public

My Commission Expires: 7-27-2000



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:
4744 Cape Hope Pass
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
98-13A 48

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, **D.R. Horton, Inc. DBA Torrey Homes,** hereinafter referred to as Grantors, hereby transfer and convey to **Joe Conard, an unmarried person and Frances L. Wikstrom, unmarried person as joint tenants with right of survivorship,** hereinafter referred to as 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 the Second Civil District of Davidson County, Tennessee and being Lot No. 48 on the Plan of New Hope Point, Phase One, Section Two, as of record in Book 9700, page 431, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to D.R. Horton, Inc. by deed from Regional Developers, LLC by instrument of record in Book 10567, page 925, Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

THIS CONVEYANCE IS MASE SUBJECT TO:

Plan of record in Plat Book 9700, page 431, Register's Office of Davidson County, Tennessee.

Declaration of Covenants of record in Book 10535, page110, Register's Office for Davidson County, Tennessee.

This is improved property known as 4744 Cape Hope Pass, Hermitage, TN 37076.

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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** 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 **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.

Witness my hand this 8th day of March, 2000.

D. R. HORTON, INC.
DBA TORREY HOMES

Maureen Gann

By: Maureen Gann
Its: Assistant Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Maureen Gann, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Assistant Secretary of D. R. Horton, Inc. DBA Torrey Homes, and is authorized by D. R. Horton DBA Torrey Homes to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 8th day of March, 2000.

Martha J. Campbell

Notary Public

My Commission Expires: 09/27/2003

MARTHA J. CAMPBELL NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.