RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38837) FILE BOX "7"

Instr:200004250040670 Page: 1 OF 2
REC'D FOR REC 04/25/2000 9:48:32AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $773.43

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$215,033.88~~ $209,033.88

Affiant:

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF ~~APRIL~~ 2000. AT LARGE

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deriree K. Leemets	First Union Mortgage Corporation	98-9-10
112 Windchase Run	1100 Corporate Center Dr./NC4777	
Hermitage, TN 37076	Raleigh, NC 27607-5066	

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, WE,

FIVE STAR BUILDERS, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DESIREE K. LEEMETS, UNMARRIED

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:

Being Lot Number 10 on the Plan of Final Plat, Windchase, Phase 3, of record in Plat Book 11700 at page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Five Star Builders, LLC by deed from New Hope Partners, LLC, of record in Book 11748, Page 765, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 112 WINDCHASE RUN, 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 we do covenant with the said GRANTEES 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 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 our hand this day of April , 2000

FIVE STAR BUILDERS, LLC

Robert E. Potter Jr. Chief Manager

BY: ROBERT E. POTTER, JR., CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this day of April , 2000.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Robert E. Potter, Jr.with whom I am personally acquainted and who upon his oath(s)acknowledged himself to be the Chief Manager of Five Star Builders, LLC ,the within named bargainor, and corporation, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robert E. Potter, Jr. as such Chief Manager.

Witness my hand and official seal at office at Nashville, Tennessee on this the 21st day of April, 2000.

My commission expires: 9/28/2002

NOTARY PUBLIC AT DAVIDSON COUNTY, TN

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of January, 2000, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2000.

My commission expires:_____

_____
Notary Public