(1)

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

Instr:200005150048934 Page: 1 OF 2
REC'D FOR REC 05/15/2000 4:14:51PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $536.50

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Notary Public

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

My commission expires:

Name and Address of New Owner:

Gem Homes
4009 Hillsboro Road, Suite 111
Nashville, TN 37215

Send Tax Bills To:

New Owner

Street Address of Subject Property:

206 Middleton Court
Nashville, TN 37215

Lot No. 34 Middleton, 3rd Revision

Map and Parcel:

157-08-0-A 034.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SUSAN H. THETFORD,** as Trustee under the Sallie R. Hicks Educational Trust for Sallie Hicks Thetford, with full power and authority to sell, convey and/or encumber upon such terms or conditions as she determines, without the approval or joinder of any beneficiary, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **GEM HOMES,** a Tennessee joint venture comprised of Thetford, LLC and Khoury Brothers, LLC, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 as shown on the Plan of Middleton, 3rd Revision, a P.U.D., of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property in which a one-fourth (1/4) undivided interest was conveyed to Susan H. Thetford, as Trustee under the Sallie R. Hicks Educational Trust for Sallie Hicks Thetford, by Quitclaim Deed of record in Book 9557, page 240, Register's Office for Davidson County, Tennessee ; and further in which a one-fourth (1/4) undivided interest was conveyed to Susan H. Thetford, as Trustee under the Sallie R. Hicks Educational Trust for Sallie Hicks Thetford, by Quitclaim Deed of record in Book 9558, page 620, said Register's Office; and further in which a one-half (1/2) undivided interest was conveyed to Susan Thetford, as Trustee under the Sallie R. Hicks Educational Trust for Sallie Hicks Thetford, by Quitclaim Deed of record at Instrument No. 200005100047237, said Register's Office. Susan H. Thetford and Susan Thetford are one and the same person.

The conveyance of the above described parcel of land is subject to:

1. Davidson County taxes for the year 2000 which have been prorated and assumed by Grantee;

2. Matters shown on plan of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee; and

3. Declaration of Covenants, Conditions and Restrictions of record in Book 6522, page 212, as amended in Book 7119, page 345, Book 9816, page 844, and Book 10714, page 744, in said Register's Office.

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, its successors and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said Grantee, its successors 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 12th day of May, 2000.

Susan H Thetford, Trustee

SUSAN H. THETFORD, TRUSTEE

STATE OF TENNESSEE |
|
COUNTY OF WILLIAMSON |

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **SUSAN H. THETFORD, TRUSTEE,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon her oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, this 12th day of May, 2000.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:_____

F:\RUBYE\wd trustee to jv.doc