STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:200006150059737 Page: 1 OF 2
REC'D FOR REC 06/15/2000 11:16:19AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $980.50

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of May, 2000.

Notary Public

My Commission Expires: 10/22/04

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:
Austin B. Daniel and Becky K. Daniel
109 Holiday Court, Suite B-3
Franklin, Tennessee 37064

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Part of Map 172, Parcel 14.00 and
Part of Map 172, Parcel 75.00

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, **Franklin Heritage Homes, LLC,** hereinafter referred to as Grantors, hereby transfers and conveys to **Austin B. Daniel and wife, Becky K. Daniel,** 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 Davidson County, Tennessee, being Lot No. 201 on the Final Plat of Winfield Park, Phase 1, Section 2, of record in Book 11700, pages 39-41 as revised at instrument #200002250018479, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to FRANKLIN HERITAGE HOMES, LLC by deed from Danco Property Investments, LLC of record in Book 11729, page 752, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 11700, pages 39-41 as revised at Instrument #200002250018479, 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 and cross use agreement easement of record in Book 5552, page 857; Book 11124, page 852; and Book 11628, page 204, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County 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 is improved property known as Lot 201, Winfield Park, Phase 1, Section 2, Nashville, Tennessee 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 **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 31st day of May, 2000.

FRANKLIN HERITAGE HOMES, LLLC

X By: _____
Austin Daniel, *Chief Manager*

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Austin Daniel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, acknowledged that he is the Chief Manager of Franklin Heritage Homes, LLC, the bargainor, and who further executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2000.

_____
Notary Public

10/22/04
My Commission Expires

01908-JC