Instr:20000627006384l Page: 1 OF 2
REC'D FOR REC 06/27/2000 11:28:57AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $230.29

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,240.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of June, 2000.

Notary Public

My Commission Expires: 9-1-2001

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
209 Gothic Court, Ste 108
Franklin, TN 37067

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
172-14-0-B-073.00 CO

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 Grantors, hereby transfer and convey to **Franklin Heritage Homes, LLC,** 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. 73 on the Final Plat of Winfield Park, Phase 1, Section 1 of record in Book 9700, page 767, 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:
Taxes for the year 2000, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, page 767, 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 cemetery as it may pertain to this lot.

This is improved property known as Lot 73, Winfield Park, Phase 1, Sect 1, 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 **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 22nd day of June, 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 the limited liability company 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 the limited liability company by the said Austin Daniel, as such Chief Manager.

Witness my hand and official seal this 22nd day of June, 2000.

Notary Public

9-11-2001
My Commission Expires:

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.