This Instrument Prepared By:

Douglas S. Hale, Attorney
Hale and Hale, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 03/02/01 14:55 2pgs
Fees:11.00 Taxes:333.00
20010302-0019968

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Ed Brown Builders, Incorporated 315 33rd Ave. N. Nashville, TN 37209	SAME	086-10-0 038.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Irene A. Brown, Sec.
AFFIANT

Sworn to and subscribed before me this 28 day of February, 2001.

Douglas S Hale
~~NOTARY~~ PUBLIC

My Commission Expires: 2/23/02

NOTARY PUBLIC AT LARGE DOUGLAS S. HALE WILLIAMSON COUNTY, TN

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, KATHERINE J. FOX, unmarried, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto ED BROWN BUILDERS, INCORPORATED, a Tennessee corporation, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 21 on the Plan of Chapelwood, Section 2, as of record in Plat Book 5200, page 83, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William J. Fox and wife, Katherine J. Fox by deed from Troy L. Lannom and wife, Regina R. Lannom, of record in Book 10004, page 253, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Katherine J. Fox by quitclaim deed of record in Book 10963, page 778, 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 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, except as follows:

1. Davidson County taxes for the year 2001 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 086-10-0 038.00.

2. All matters appearing on the Plan of Chapelwood, Section 2, of record in Plat Book 5200, page 83, said Register's Office.

3. Restrictive covenants contained in instruments of record in Book 5333, page 315 and Book 6234, page 193, said Register's Office.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 3529 Magnum Drive, Hermitage, Tennessee 37076.

WITNESS my hand this 27 **day of February, 2001 in** Rowlett, **Texas.**

Katherine J. Fox

Katherine J. Fox

STATE OF TEXAS
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Katherine J. Fox, the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 27 **day of February, 2001, in** Rowlett, **Texas.**

Suzanne Sherrill Wood

Notary Public

My Commission Expires: 05-08-01

Suzanne Sherrill Wood
Notary Public
State of Texas
My Comm. Exp. 05-08-2001