THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 10458B

MAP/GROUP/PARCEL
069-16-0/089.00

NEW OWNER'S NAME AND ADDRESS:
American Elite Homes of Nashville, LLC
3828 Creekwood Circle
Nashville, TN 37218

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 03/23/01 14:11 2pgs
Fees:11.00 Taxes:46.25
20010323-0028256

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, William H. McKinney, III, hereinafter called Grantor, does hereby transfer and convey unto American Elite Homes of Nashville, LLC, its heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee,

BEING Lot No. 11 on the map of the subdivision of A.T. Putman's 7 ½ acre tract, not of record, described according to a survey made by John M. Sullivan, County Surveyor, October 5, 1946, as follows:

BEGINNING on the southerly margin of Ashton Avenue at the corner of Lots 10 and 11; thence with said avenue westwardly 70 feet to the corner of Lots 11 and 12; thence with the line between said lots southwardly 225 feet; thence eastwardly 70 feet to the corner of said Lots Nos. 10 and 11; thence with the line between said lots northwardly 224.75 feet to the beginning.

The subject property is unimproved property commonly known as 1610 Ashton Avenue, Nashville, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Book 10037, Page 181, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

William H. McKinney, III

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, William H. McKinney, III, with whom I am personally acquainted, and made oath that he executed the within instrument for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 21st day of March, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $12,500.00.

AFFIANT

Sworn to and subscribed before me, this the 21st day of March, 2001.

NOTARY PUBLIC

My Commission Expires:
2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.