Prepared by:
Amy Cross Nance
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $308,366.45

Lonnie E Dawkins
Affiant

Subscribed and sworn to before me, this 7th day of August 2001.

Notary Public
My commission expires: 04/20/03

Davidson County DEEDWARR
Recvd: 08/14/01 15:21 2pgs
Fees:13.00 Taxes:1140.96
20010814-0087808

Address of New Owner:	Send Tax Bills to:	Tax Information
Lonnie Dawkins	GMAC Mortgage	172-14-0-B/33.0000
Cynthia Dawkins	100 Witmer Road	
4536 Winfield Dr.	Horsham, PA 19044-0963	
Nashville TN 37211-0000	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Hallmark Homes, Inc. a TN corporation hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Lonnie Dawkins and wife Cynthia Dawkins hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot Nol 33 on the plan of Winfield Park Phase 1 Section 1 of record in Book 9700 page 765, 766, 767 and 768 and amended in Instrument No. 20010313-0024108 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hallmark Homes, Inc. a Tennessee corporation by deed from Danco Property Investments, LLC of record in Instrement Nol 200100220-0015354 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2001 taxes a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easemetns liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 11113 page 691 and in any allied instrumentsA(s) referred to in said restrictions. 3) Bylaws for Winfield Park Homeowners Association of record in Book 11113 Page 717 4) All matters appearing on plan of Winfield Park Phase 1, Section 1 of record in Book 9700 page 765 through 768 and revised in Instrument No. 20000313-0024108 Register's Office for County, Tennessee 5) Easement to Bell South Telecommunications of record in Book 11628, page 204 6) Easement Agreement of record in Book 1124 page 852 7) Storm Water Detention Agreement of record in Book 11744 page 254

This property is improved property known as 4536 Winfield Dr., 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves,

their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 7R day of August, 2001.

Hallmark Homes, Inc.

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 Hallmark Homes, Inc. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 7R day of August, 2001.

Notary Public

My Commission expires: 04/20/03

notary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Dan Morehouse, with whom I am personally acquainted, and who acknowledged himself to be the President of Hallmark Homes, Inc., a Tennessee corporation, the within named bargainor, and as such President being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Hallmark Homes, Inc.

Witness my hand, at office, this 7R day of August, 2001.

Notary Public

My Commission expires: 4/20/03

NOTARY PUBLIC AT LARGE