THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
1305 16th Avenue South
First Floor
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 08/23/01 15:33 2pgs
Fees:13.00 Taxes:721.13
20010823-0091402

# WARRANTY DEED

| ADDRESS OF NEW OWNER(S): | SEND TAX BILL TO: | MAP & PARCEL NO.: |
|---|---|---|
| **Christopher G. Brown** | **GMAC Mortgage Corporation** | |
| **6305 Spera Pointe Crossing** | **100 Witmer Road** | **98-5B-13** |
| **Heritage, TN 37076** | **Horsham, PA 19044-0963** | |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $194,900.00.

Affiant

Subscribed to and sworn before me this 23rd day of August, 2001.

Notary Public

My Commission Expires: January 31, 2004

EVA M. LEMEH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Four Thousand Nine Hundred Dollars ($194,900.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LANDMARK HOMES OF TENNESSEE, INC., a Tennessee corporation ( referred to herein as the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto CHRISTOPHER G. BROWN and wife, PATRINA CONLEY BROWN (collectively, referred to herein as the "Grantee"), their heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, First Revision, Final Plat of Baypointe Subdivision, Phase 1, according to the plat thereof recorded in Instrument No. 200006210061773, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said Lot.

Being part of the same property conveyed to LANDMARK HOMES OF TENNESSEE, INC., a Tennessee corporation, by deed from BAYPOINTE, LLC of record as Instrument No. 20001012-0101386, said Register's Office.

This is improved real property known as 6305 Spera Pointe Crossing, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, their heirs, legal representatives, successors and assigns forever. Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor further covenants and binds itself, its representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, their heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 23rd day of _____, 2001.

LANDMARK HOMES OF TENNESSEE, INC.

By: _____
GARY WISNIEWSKI, President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, EVA M. LEMEH, a Notary Public in and for said County and State, personally appeared GARY WISNIEWSKI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged himself to be the President of LANDMARK HOMES OF TENNESSEE, INC., a Tennessee corporation, the within named bargainor, and that he as the President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as the President of the corporation.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 23rd day of August, 2001.

Notary Public

My Commission Expires: 5-28-2003

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.