WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $65,000.00.

Roger A. Smith
Affiant

Sworn to and subscribed before me on this the 24th day of August, 2001.

Notary Public
My Commission Expires: 5/26/2004

Davidson County DEEDWARR
Recvd: 08/30/01 09:37 2pgs
Fees:13.00 Taxes:240.50
20010830-0094017

MORTGAGEE:

Address New Owner:	Send Tax Bills to:	Map-Parcel
Richland Builders, LLC	Same as Owner	082-03 306.00
103 Bluegrass Commons		
Hendersonville, TN 37075		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **EQUITY MORTGAGE, INC., a Tennessee Corporation**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **RICHLAND BUILDERS, LLC A Tennessee Limited Liability Corporation**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN being Lot No. 13 in F. E. Mann's Subdivision of lots of Lucy H. Lindsley Tract, as of record in Book 161, Page 40, said Register's Office. Said Lot No. 13 fronts 50 feet on the East side of Pennock Avenue and runs back between parallel lines 145 1/3 feet to an alley.

BEING the same property conveyed to EQUITY MORTGAGE, INC. by Trustee's Deed recorded as Instrument No. 200106200065290, Register's Office for Davidson County, TN.

This is improved property known as 1005 Pennock Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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/our) hand(s) this the 24th day of August, 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

EQUITY MORTGAGE, INC.

By: _____
Dan Lewis, President

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE ME, undersigned, a Notary Public of the State and County aforesaid, personally appeared **Dan Lewis** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be President authorized to execute the instrument of the **Equity Mortgage, Inc.**, the within named bargainor, a corporation, and that **Dan Lewis**, as such President executed the foregoing instrument for the purposes contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 24th day of August, 2001.



_____
NOTARY PUBLIC

My commission expires: 5/26/2004