WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2001.

Notary Public

My Commission Expires: 8/5/02
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:
Philip J. Davis and Kimberly A. Davis
7240 Explorer Trail
Nashville, TN 37221

Send Tax Bills To:
Same

Map Parcel No.
Map 126-15-A
Parcel 278

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **TENN. CONTRACTOR'S, INC** , hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto PHILIP J. DAVIS AND KIMBERLY A. DAVIS, **HUSBAND AND WIFE** , hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot No. 78 on the plan of Section Seven, Boone Trace At Biltmore of record in Instrument No. 20011003-0107279, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tenn. Contractors, Inc., by warranty deed from Branstetter Family Partners, A Tennessee General Partnership, A 66.7% undivided interest, and Cecil D. Branstetter, A 33.3% undivided interest of record in Instrument No. 20000828-0084736, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a Taxes for the year 2002 and subsequent years, a lien which are not yet due and payable.

b. All matters on the plan of record in Book 20011003-0107279, Register's Office for Davidson County, Tennessee.

c. Subject to easements of record in Book 8992, page 63 and Book 9665, page 420, Register's Office for Davidson County, Tennessee.

d. Declaration of Covenants, Conditions and Restrictions of record in Book 7265, page 657, Book 9665, page 312, Book 9665, page 420, Book 9665, page 520, Book 10306, page 817, and Instrument Number 2000 012600 08529, and in Instrument No. 20010717-0075902, Register's Office for Davidson County, Tennessee.

e. Subject to H.O.A. Charter of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.

f. Storm Water Detention Agreement as of record in instrument No. 20001120-0114598, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

Unimproved: (X)
This is improved: ( ) property, known as **LOT 78 BOONE TRACE, SECTION 7, DAVIDSON COUNTY, TN**

Davidson County DEEDWARR
Recvd: 11/07/01 16:17 2pgs
Fees:13.00 Taxes:129.50

20011107-0122491

3943

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 person 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 29TH day of OCTOBER, 2001.

BY: _____
John D. Ring
It's: President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared , JOHN D. RING with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the PRESIDENT of TENN. CONTRACTOR'S, INC., a corporation, the within named bargainors, and that he as such of PRESIDENT, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as the PRESIDENT of TENN. CONTRACTOR'S, INC., .

Witness my hand and official seal at FRANKLIN, Tennessee, this 29TH day of OCTOBER, 2001.

_____
Notary Public

My commission expires: 8/5/02

HENRY E. RAGLE IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires Aug. 5, 2002