This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 02/22/02 14:03 2pgs
Fees:13.00 Taxes:1220.63
20020222-0023086

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Vincent R. Peach 301 Avery Court Brentwood, Tennessee 37027	Franklin American Mortgage 501 Corporate Centre Drive Suite 400 Franklin, Tennessee 37067	Map and Parcel 160-16-0-B 45.00 CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $329,900.00.

AFFIANT

Sworn to and subscribed before me this 19 day of February, 2002.

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE EXP. MAY 2, 2005

NOTARY PUBLIC

My Commission Expires: 05/02/05

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, THE HOUSE COMPANY, LLC, a Tennessee limited liability company, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto VINCENT R. PEACH, unmarried, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Brentwood Chase, Section One, Revision One, of record in Book 9700, pages 936, 937, 938, 939, 940 and 941, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to The House Company, LLC, a Tennessee limited liability company, by warranty deed from Wilson Concord, L.P., a Tennessee limited partnership, of record in Instrument No. 20010712-0074296, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2002 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable.

2. All matters appearing on the Plan of Revision One, Section One, Brentwood Chase, of record in Book 9700, pages 936, 937, 938, 939, 940 and 941, Register's Office for Davidson County, Tennessee.

3. Declaration of Brentwood Chase Community of record in Instrument No. 200005310053798, amended in Instrument No. 200008310086366, and Instrument No. 200106140062685, Register's Office for Davidson County, Tennessee.

4. Amended and Restated Charter of Brentwood Chase Community Association, of record in Instrument No. 200005240051842, Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee.

6. Easement of record in Book 8371, page 320, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record in Book 11115, page 281, Register's Office for Davidson County, Tennessee.

8. Stormwater Detention Agreement of record in Book 11115, page 286, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 301 Avery Court, Brentwood, Tennessee 37027.

WITNESS our hands this 19 day of February, 2002, in Franklin, Tennessee.

THE HOUSE COMPANY, LLC

By: John Y. Franks, C.M.

John Y. Franks, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John Y. Franks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of The House Company, LLC, the within bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Chief Manager.

Witness my hand and seal, this 19 day of February, 2002.

Notary Public

My commission expires: 05/02/05