Davidson County DEEDWARR
Recvd: 03/21/02 14:32 2pgs
Fees:13.00 Taxes:638.06

20020321-0035032

REBECCA ... NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN...

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,448.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2002.

Notary Public

MY COMMISSION EXPIRES: 05/15/04

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Southern Title Services, LLC, 613 Potomac Place, Suite 201, Smyrna, TN 37167

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brian K. Beaubien | Wells Fargo Home Mortgage,Inc | Map: 164-10-A-112 |
| (NAME) | (NAME) | |
| 4063 Pine Orchard Place | 7485 New Horizon Way | Parcel: |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Frederick, MD 21703 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TWELVE dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, SOUTHERN HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto BRIAN K. BEAUBIEN And AMANDA B. BEAUBIEN, HUSBAND AND WIFE, 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, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 299 on the Plan of Village Two, Summerfield, according to plat thereof, recorded in Instrument No. 20000929-0096421, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Southern Home Builders, LLC by Warranty Deed of record in Instrument No. 20010625-0067194, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictions of record in Book 11588, page 484, Book 11669, page 376 as amended in Instrument Nos. 20010308-0021946, 20010504-0046260; By-Laws in Book 11648, page 662 as amended in Instrument No. 20010504-0046261; Charter to Homeowners Association in Book 11648, page 660 as amended in Instrument No. 20010326-0028531; Easement to South Central Bell Telephone and Telegraph in Book 1141, page 327; Storm Water Detention Agreement in Instrument No. 20000113-004777; Quitclaim Deed to Homeowners Association for open space in Instrument No. 20010514-0049520; and, any and all matters as shown on plat of record in Instrument No. 200009290096421; all of the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved ( x ) property, known as 4063 Pine Orchard Place, Antioch, TN. 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and Grantor covenants with the said GRANTEE(S) 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, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the 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 our hands this 28th day of February, 2002.

Southern Home Builders, LLC

X _____

John L. Gill, Chief Manager

Southern Home Builders, LLC

X _____

Bill Archer, Secretary

STATE OF Tennessee

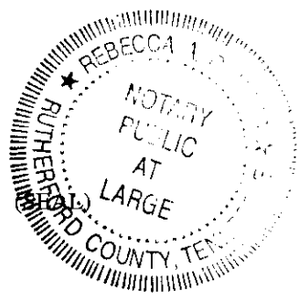
COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John L. Gill, 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 Chief Manager of Southern Home Builders, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal, this 28th day of February, 2002.

Notary Public

My Commission Expires: 5/15/04




STATE OF Tennessee

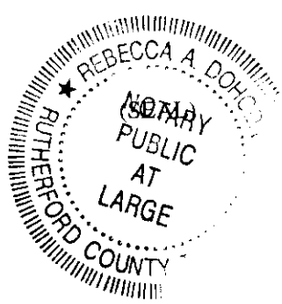
COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Bill Archer, 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 Secretary of Southern Home Builders, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such Secretary, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Secretary.

Witness my hand and official seal, this 28th day of February, 2002.

Notary Public

My Commission Expires: 5/15/04




Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna,TN37167