WARRANTY DEED

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Maj-Lis Chapman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 2002.

Notary Public

My Commission Expires: 6-18-04
(AFFIX SEAL)

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/05/02 11:06 2pgs
Fees:13.00 Taxes:525.40
20020405-0041881

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:
Daryl B. Nash and Maj-Lis Chapman
2900 Riverbend Drive
Nashville, TN 37214

Send Tax Bills To:
Bank of America, N.A.
Mortgage Ln. 6584917782
P.O. Box 1504, Latham NY 12110-8004

Map Parcel No.
MAP 62-2-0-A
PARCEL 256

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, **DUBOSE MODEL HOME INVESTMENTS, #105, LTD**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **DARYL B. NASH, UNMARRIED AND MAJ-LIS CHAPMAN, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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. 248 on the Final Plat of River Trace Estates, Phase I, Sections 4 and 5, of record in Book 9700, page 409, 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 Dubose Model Home Investments, #105, LTD, by warranty deed from FOX RIDGE HOMES, INC. A/K/A NVR FOX RIDGE, INC., of record in Book 11331, Page 585, 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 is not yet due and payable.

b. All matters of record in Book 9700, page 409, Register's Office for Davidson County, Tennessee.

c. Restrictive covenants of record in Book 6851, page 370; in Book 6851, page 390; and in Book 6982, page 747, Register's Office for Davidson County, Tennessee.

d. River Trace Homeowners Association Charter of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee.

e. Open-Space easement deed to Homeowners Association of record in Book 7907, page 168, Register's Office for Davidson County, Tennessee.

f. Easements of record in Book 1163, pages 341 and 342; in Book 2022, page 83; and in Book 3959, page 595, Register's Office for Davidson County, Tennessee.

g. By-Laws of record in book 6851, page 390, 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: ( )
This is improved: (X) property, known as **2900 Riverbend Drive, Nashville, TN 37214.**

4280

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 29thday of March, 2002.

Dubose Model Home Investments, #105, LTD
General Partner
Dubose Management II, LLC

By: Larry G. Dubose, Member

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared ***Larry G. Dubose***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Dubose Management II, LLC, a General Partner of Dubose Model Home Investments, #105, LTD and that he as such Member of Dubose Management II, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by himself as Member of Dubose Management II, LLC, a General Partner of Dubose Model Home Investments, #105, LTD.

Witness my hand and official seal at HOUSTON ,Texas this 29th Day of March, 2002.

Margaret Jane Dalton
Notary Public

My commission expires: 4-28-2006

MARGARET JANE DALTON
MY COMMISSION EXPIRES
April 28, 2006