WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/02 11:31 2pgs
Fees:13.00 Taxes:96.20

20020429-0052144

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
SEVIER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: 01-28-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NEW MILLENNIUM BUILDERS, LLC	SAME	MAP 61-02 PARCEL 57.01
(NAME)	(NAME)	
1109 Myatt Blvd.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, BARBARA ANN BRANCH, BENEFICIARY UNDER THE LAST WILL AND TESTAMENT OF MABLE LEE MOORE, DECEASED, BENEFICIARY UNDER THE LAST WILL AND TESTATEMENT OF ADA J. JOHNSON, DECEASED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NEW MILLENNIUM BUILDERS, LLC, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Barbara Branch Subdivision, of record in Instrument No. 20020708012626, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

*200002070012626

Being a portion of the same property conveyed to Nathaniel D. Johnson and wife, Ada J. Johnson by deed of record in Book 3537, page 413, Register's Office for Davidson County, Tennessee; the said Nathaniel David Johnson having predeceased Ada J. Johnson on August 1, 1990, the said Ada J. Johnson having since died April 8, 1999, testate, the Last Will and Testatment of Ada Louise Jones Johnson being dated January 6, 1997, Docket No. 99P661, Probate Court for Davidson County, Tennessee, naming Mable Lee Jones Moore as beneficiary. Mable Lee Jones Moore having since died March 21, 2001, testate. the Last Will and Testament of Mable Lee Jones Moore, Docket No. 99P703, Probate Court for Davidson County, Tennessee, naming Barbara Ann Branch as beneficiary.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is unimproved property, known as 610 JOYCE LANE, NASHVILLE, TN 37216
(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 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 hand this.4/26/02

BARBARA ANN BRANCH

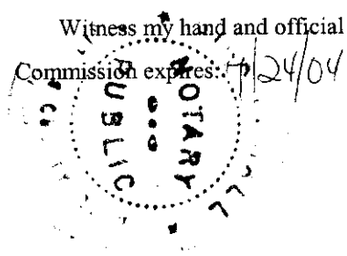
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, BARBARA ANN BRANCH the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 4/26/02.

Commission expires: 7/24/04



Notary Public