Return to: Hatcher Escrow Co.
113 Shivel Drive
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Subscribed and sworn to before me, this 15th day of April, 2002.

My Commission Expires:

Affiant

Notary Public EXP 4/20/04

AMANDA STILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/13/02 08:23 3pgs
Fees:18.00 Taxes:111.00

20020513-0058216

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Premier Homes & Land Development LLC 2662 and 2664 MIAMI AVENUE NASHVILLE, T N 37214 MAP & PARCEL NO. 052-09-0/179.00	IRWIN MORTGAGE GROUP P.O. Box 23550 Jacksonville, FL 32241-3550

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

STEVEN H. HALL AND DAISY M. HALL,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

PREMIER HOMES & LAND DEVELOPMENT, LLC

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lots 62 and 63 on the plan of Woodale Grove Annex, as of record in Book 547, page 109 and page 110, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 62 and 63 front together 100 feet on the southeasterly side of Miami Avenue and extend back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Steven H. Hall and wife, Daisy M. Hall by Warranty Deed from James J. Jacobson and Bobbi Lee Wills, dated December 16, 1994, and filed of record on December 20, 1994, in Book 9550, page 719, Register's Office for Davidson County, Tennessee.

Included in this description, but excluded from this transaction is the following:

Being part of Lot Nos. 62 and 63 on the Plan of Woodlate Grove Annex, as of record in Book 547, pages 109 and 110, Register's Office for said County and described as follows:

BEGINNING at a point, said point being the Northwest corner of Lot No. 62, said point being in the Southerly right-of-way line of Miami Avenue; thence Easterly along the present Southerly right-of-

way line of Miami Avenue, 100 feet to a point; said point being the Northeast corner of Lot No. 63; thence Southerly along the Easterly margin of Lot No. 63, 32 feet, more or less, to a point in the new proposed Southerly right-of-way line of Miami Avenue; thence Westerly along the new proposed Southerly right-of-way line of Miami Avenue 100 feet to a point in the Westerly line of Lot No. 62; thence Northerly along the Westerly line of Lot no. 62, 31 feet, more or less, to the point of beginning.

Being the property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Deed of record in Book 4002, page 768, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2002, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 547, PAGE 109410; (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 2662 and 2664 MIAMI AVENUE NASHVILLE, TN 37214

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 15TH DAY OF APRIL, 2002.

Steven H. Hall by attorney-in-fact

STEVEN H. HALL, by Attorney-in-fact
Daisy M. Hall

Daisy M. Hall

DAISY M. HALL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15TH day of April, 2002, before me personally appeared Daisy M. Hall, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires

Jamie L. Taylor

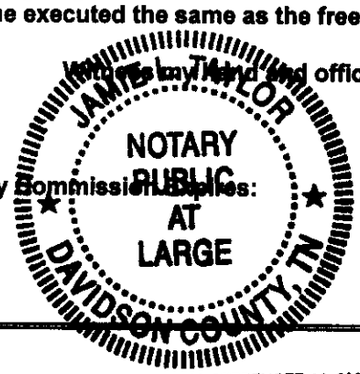
Notary Public

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of April, 2002, before me personally appeared Daisy M. Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Steven H. Hall, as his attorney-in-fact and acknowledged that she executed the same as the free act and deed of said Steven H. Hall.

Witness my hand and official seal at office on this the 15th day of April, 2002.



My Commission Expires:

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

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WARRANTY DEED

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