WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 2002

Notary Public

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

D. ANNETTE MAPLES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
New Millennium Builders, LLC (NAME)	Same As New Owner (NAME)	MAP 43-01
1109 Myatt Blvd. (ADDRESS)	(ADDRESS)	PARCEL 78.00
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, WE, Ronald Lewis Voland and wife, Helen J. Voland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO New Millennium Builders, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING parts of Lots 6, 7, and 8 on the Plan of the Resubdivision of Dixie Pure Food Company's Subdivision, and fully described on "Exhibit A", attached hereto and made a part thereof, as if copied verbatim herein.

BEING a part of the same property conveyed to Ronald Lewis Voland and wife, Helen J. Voland by Warranty Deed from William E. Benton and wife, Carol R. Benton, of record in Book 4515, page 661, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 06/07/02 10:01 3pgs
Fees:18.00 Taxes:407.00

20020607-0069433

unimproved ( )
This is improved (X) property, known as 1249 Pierce Road, Madison, TN 37115
(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 our hand s this 3rd day of June, 2002

Ronald Lewis Voland
Ronald Lewis Voland

Helen J. Voland
Helen J. Voland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Lewis Voland and wife, Helen J. Voland

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 3rd day of June, 2002.

Commission expires 01-28-03

Annette Maples
Notary Public

NOTARY PUBLIC AT LARGE
SEVIER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

"EXHIBIT A", LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, BEING parts of Lots 6, 7, and 8 on the Plan of the Resubdivision of Dixie Pure Food Company's Subdivision, as of record in Book 421, page 30, Register's Office for said county, described according to a survey made by Wayne Cooper, dated April 26, 1967, as follows: BEGINNING at a point at the southwest corner of Palmer Avenue and Pierce Avenue, formerly Woods Street, thence with the southerly margin of Pierce Avenue, North 71 deg. West 114.5 feet to a point; thence continuing with said avenue, South 47 deg. 39' West 149 feet to a point; (by survey 153.8 feet) to an iron pin; thence leaving said avenue, South 1 deg. 30' West 306 feet to a pin; thence south 88 deg. 30' east 161.5 feet to a point in the westerly margin of Palmer Avenue; thence with the margin of the same, north 1 deg. 30' east 146 feet to a pin; continuing with said avenue, north 19 deg. east 242.7 feet to the beginning, containing 1.71 acres, more or less.

BEING a part of the same property conveyed to Ronald Lewis Voland and wife, Helen J. Voland by Warranty Deed from William E. Benton and wife, Carol R. Benton, of record in Book 4515, page 661, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is a certain tract or parcel of land in Davidson County, Tennessee, which was conveyed to Ralph Stanley Bright and wife, Danya D. Bright, by Warranty Deed from Ronald Lewis Voland and wife, Helen J. Voland, of record in Book 7251, page 994, Register's Office for Davidson County, Tennessee, described as follows:

BEING the southerly 78 feet of Lots 6, 7, and 8 of the Plan of the Resubdivision of Dixie Pure Food Company's Subdivision as of record in Book 421, page 30, Register's Office for Davidson County, Tennessee; said southerly 78 feet being described as follows: BEGINNING at an iron pin in Palmer Avenue at the southeasterly corner of the property conveyed to Ronald L. Voland and wife, Helen J. Voland by Deed of record in Book 4515, page 661, said Register's Office; thence north 88 deg. 30 min. west 161.5 feet to an iron pin at the southwest corner of the property conveyed to Ronald L. Voland and wife, of record in Deed Book 4515, page 661; thence north 1 deg. 30 min. east 78 feet; thence South 88 deg. 30 min. east 161.5 feet to the westerly margin of Palmer Avenue; thence with the westerly margin of Palmer Avenue 78 feet to the point of beginning.

Property description herein is for identification purposes only. The exact amount of acreage, or portion thereof, is neither intended nor insured.