WARRANTY DEED

PREPARED SOLEY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES OF THE TRANSACTION.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 2002

Notary Public

MY COMMISSION EXPIRES: August 27, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DESIGNER HOMES, G.P. (NAME)	New Owner (NAME)	MAP 182
36.977 Acres in Davidson County (ADDRESS)	(ADDRESS)	PAR P/O 192
Davidson County, Tennessee (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, Paul E. Johnson and Jeffrey P. Johnson and Stacey J. Carter and Buford W. Carter, Lori J. Kelley and B & Y, a Tennessee General Partnership HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DESIGNER HOMES, G.P.

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:

Davidson County DEEDWARR
Recvd: 09/03/02 09:12 4pgs
Fees:23.00 Taxes:4144.00
20020903-0105704

SEE ATTACHED LEGAL DESCRIPTION

EXHIBIT "A"

TAXES FOR CURRENT YEAR HAVE NOT BEEN PRORATED AND WILL BE PAID BY THE GRANTOR HEREIN

unimproved (X)
This is improved ( ) property, known as 36.977 Acres in Davidson County, Davidson County, Tennessee
(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 27th day of August, 2002

Paul E. Johnson

Lori J. Kelley by Paul E. Johnson
Lori J. Kelley
By: Paul E. Johnson, Attorney-in-Fact

Jeffrey P. Johnson by Paul E. Johnson
Jeffrey P. Johnson
By: Paul E. Johnson, Attorney-in-Fact

Buford W. Carter by Paul E. Johnson
Buford W. Carter
By: Paul E. Johnson, Attorney-in-Fact

Stacey J. Carter by Paul E. Johnson
Stacey J. Carter
BY: Paul E. Johnson, Attorney-in-Fact

B & Y, a Tennessee General Partnership

BY:

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 PAUL E. JOHNSON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of August, 2002.

My Commission Expires: 05/28/03

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of August, 2002, before me personally appeared PAUL E. JOHNSON, to me know to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Jeffrey P. Johnson, Stacy J. Carter and husband, Buford W. Carter, and Lori J. Kelley, and acknowledged that he executed the same as the free act and deed of the said Jeffrey P. Johnson, Stacy J. Carter and husband, Buford W. Carter and Lori J. Kelley.

My Commission Expires: 05/28/03

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared FRED YAZDIAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Partner of B & Y , a TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a Tennessee general partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such Partner.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 27th day of August, 2002.

My Commission Expires: 05/28/03

Notary Public

E X I H I B I T " A "

A tract or parcel of Land located in the 31st Councilmanic District of Davidson County, Tennessee and more fully described according to the legal description by Anderson, Delk & Associates, Inc., engineers as follows:

Starting at an iron pin found in the northwesterly right-of-way of Old Hickory Boulevard, said point being the most easterly corner of Lot 1 on the plan of E.C. Seiner Subdivision, of record in Plat Book 5060, page 198, Register Minutes s Office Davidson County, Tennessee, and a southeasterly corner of the plan of Apple Valley, Section One, of record at Instrument Number 20020809-0096488, Register Minutes s Office Davidson County, Tennessee;
Thence with the common line of said Lot 1, E.C. Seiner Subdivision, and Apple Valley, Section One, North 82 Degrees 44 Minutes 38 Seconds West a distance of 226.00 feet to an iron pin (found);
Thence continuing North 82 Degrees 10 Minutes 18 Seconds West a distance of 200.56 feet to the **Point of Beginning;**
Thence continuing with the northerly line of Lot 1, E.C. Seiner Subdivision, and with the northerly line of the Ronald C. Hagar et ux Property of record in Deed Book 5182, page 636, Register's Office Davidson County, Tennessee,
North 82 Degrees 10 Minutes 18 Seconds West a distance of 502.94 to a concrete monument (old) found in the easterly line of the Albert L. Gifford Property of record in Deed Book 5087, page 638, Register's Office Davidson County, Tennessee,
Thence with the easterly line of said Gifford Property,
North 07 Degrees 42 Minutes 18 Seconds East a distance of 307.93 feet to an iron pin found at a southeasterly corner of the Michael F. Martin Property of record in Deed Book 8077, page 355, Register's Office Davidson County, Tennessee;
Thence with the common line of the herein-described tract and said Martin Property the following two calls:
North 06 Degrees 57 Minutes 23 Seconds East a distance of 384.10 feet to a planted stone found;
Thence North 80 Degrees 27 Minutes 48 Seconds West a distance of 613.59 feet to a concrete monument found;
Thence with the easterly line of the Dorothy E. Reynolds Property of record in Deed Book 8461, page 164, Register's Office Davidson County, Tennessee,
North 09 Degrees 40 Minutes 03 Seconds East a distance of 639.68 feet to an iron pin found;
Thence with the easterly line of the Michael F. Randall Property of record in Deed Book 8452, page 671, Register's Office Davidson County, Tennessee;
North 09 Degrees 54 Minutes 22 Seconds East a distance of 469.97 feet to an iron pin found;
Thence with the easterly line of the Ian E. McElwain Property of record in Deed Book 8067, page 514, Register's Office Davidson County, Tennessee
North 10 Degrees 27 Minutes 30 Seconds East a distance of 193.25 feet to a point;
Thence with a new line, severing said Johnson et al Property, the following fourteen calls:
South 79 Degrees 32 Minutes 30 Seconds East a distance of 100.55 to a Point;
Thence South 51 Degrees 18 Minutes 19 Seconds East a distance of 110.63 feet to an iron pin set;
Thence South 44 Degrees 56 Minutes 18 Seconds East a distance of 130.98 feet to an iron pin set;
Thence South 42 Degrees 01 Minutes 48 Seconds East a distance of 124.70 feet to an iron pin set;

Thence South 46 Degrees 06 Minutes 56 Seconds East a distance of 126.01 feet to an iron pin set;
Thence South 41 Degrees 34 Minutes 16 Seconds East a distance of 207.82 feet to an iron pin set;
Thence South 31 Degrees 08 Minutes 39 Seconds East a distance of 139.37 feet to an iron pin set;
Thence South 54 Degrees 26 Minutes 42 Seconds East a distance of 38.85 feet to an iron pin set;
Thence South 28 Degrees 43 Minutes 41 Seconds East a distance of 130.00 feet to a point;
Thence North 61 Degrees 16 Minutes 19 Seconds East a distance of 19.65 feet to an iron pin set;
Thence South 28 Degrees 43 Minutes 41 Seconds East a distance of 125.38 feet to an iron pin set;
Thence North 65 Degrees 40 Minutes 14 Seconds East a distance of 76.46 feet to an iron pin set;
Thence along a curve to the left having a radius of 318.42 feet through a central angle of 09 Degrees 24 Minutes 02 Seconds, an arc distance of 52.24 feet, said curve having a chord direction of North 18 Degrees 44 Minutes 25 Seconds West and a chord length of 52.18 feet to a point;
Thence North 66 Degrees 33 Minutes 35 Seconds East a distance of 164.03 feet to an iron pin set in the westerly line of Lot 361 on the plan of October Woods, Section Six, of record in Plat Book 9700, page 915, Register's Office Davidson County, Tennessee;
Thence with the common line of the herein-described tract and said plan of October Woods, Section Six, the following three calls:
South 31 Degrees 06 Minutes 47 Seconds East a distance of 44.93 feet to an iron pin set;
Thence North 75 Degrees 07 Minutes 10 Seconds East a distance of 169.60 feet to an iron pin set;
Thence North 82 Degrees 30 Minutes 12 Seconds East a distance of 127.05 feet to a concrete monument found at the most northwesterly corner of the Terry Kemp Property of record in Deed Book 9142, page 880, Register's Office Davidson County, Tennessee;
Thence with the westerly line of said Kemp Property,
South 03 Degrees 29 Minutes 02 Seconds East a distance of 452.51 feet to a point;
Thence with the common line of the herein-described tract and the afore-said plan of Apple Valley, Section One, the following twelve calls:
South 86 Degrees 30 Minutes 58 Seconds West a distance of 155.61 feet to a Point;
Thence South 56 Degrees 09 Minutes 33 Seconds West a distance of 205.71 feet to a Point;
Thence South 67 Degrees 34 Minutes 50 Seconds West a distance of 58.03 feet to a Point;
Thence South 25 Degrees 00 Minutes 29 Seconds West a distance of 177.38 feet to a Point;
Thence South 24 Degrees 35 Minutes 17 Seconds West a distance of 66.94 feet to a Point;
Thence South 32 Degrees 29 Minutes 16 Seconds West a distance of 76.28 feet to a Point;
Thence North 41 Degrees 01 Minutes 25 Seconds West a distance of 39.32 feet to a Point;
Thence South 48 Degrees 58 Minutes 35 Seconds West a distance of 50.00 feet to an iron pin set;
Thence South 48 Degrees 58 Minutes 35 Seconds West a distance of 116.78 feet to an iron pin set;
Thence South 41 Degrees 01 Minutes 25 Seconds East a distance of 175.63 feet to a Point;
Thence South 12 Degrees 57 Minutes 13 Seconds West a distance of 101.09 feet to a Point;
Thence South 05 Degrees 02 Minutes 50 Seconds West a distance of 139.37 to a Point;
Thence South 05 Degrees 17 Minutes 43 Seconds East a distance of 103.06 to the Point of Beginning;
containing 36.977 acres or 1,610,709 square feet more or less.

Being the same property conveyed to Paul E. Johnson, Jeffery P. Johnson, Stacey J. Carter and husband, Buford W. Carter, Lori J. Kelley and B & Y, a Tennessee General Partnership by Deed from October Woods, L.P., of record in instrument No.20000104-0000917, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Jeffrey P. Johnson, Stacey J. Carter and husband, Buford W. Carter, and Lori J. Kelley, pursuant to a Power of Attorney executed by same on the 8th day of January, 2000, of record in Instrument No. 200001190006214, said Register's Office.

PREPARED SOLEY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES OF THE TRANSACTION.