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Realty Title
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Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $27,750.00

James W. Howell III
Affiant

Subscribed and sworn to before me this 11th day of December, 2002.

Notary Public

My commission expires: 11/30/04

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Great Southern Homes, Inc. 417 Welshwood Drive Suite 210 Nashville, TN 37211	NEW OWNER	058-09-A-045.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eaton's Creek Park Real Estate Investors Fund, LLC, a Tennessee limited liability company (erroneously referred to as Eaton's Creek Real Estate Investors Fund, LLC), hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Great Southern Homes, Inc., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Creekside Trails, Phase 2, of record in Instrument No. 200207090082562, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Eaton's Creek Real Estate Investors Fund, LLC, a Tennessee limited liability company, by deed from Affordable Housing Resources, Inc., a Tennessee not-for-profit corporation, of record in Book 10996, page 941, Register's Office for Davidson County, Tennesssee.

Eaton's Creek Park Real Estate Investors Fund, LLC and Eaton's Creek Real Estate Investors Fund, LLC are one and the same entity.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 12/13/02 14:41 2pgs
Fees:13.00 Taxes:102.68
20021213-0154042

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 its hand this 11th day of December, 2002.

EATON'S CREEK PARK REAL ESTATE
INVESTORS FUND, LLC

By: _____
John A. Beam, III

Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John A. Beam, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Eaton's Creek Park Real Estate Investors Fund, LLC, the within named bargainor, and that he is authorized by Eaton's Creek Park Real Estate Investors Fund, LLC to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 11th day of December, 2002.

_____
NOTARY PUBLIC

My Commission expires: 11/30/04