SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of January, 2003.

Notary Public

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/04/03 15:24 2pgs
Fees:13.00 Taxes:645.65
20030204-0015419

ADDRESS NEW OWNER(S) AS FOLLOWS:
Paul Horowitz
7825 Farmington Place 37221
Nashville, Tennessee

SEND TAX BILLS TO:
Option One Mortgage Corporation
1600 Parkwood Circle, Suite 615
Atlanta, Georgia 30339

MAP-PARCEL NUMBERS:
Map 126-15-A, Parcel 38

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Oak Hill Builders, Inc.** hereinafter referred to as Grantors, hereby transfers and conveys to **Paul Horowitz,** hereinafter referred to as Grantees, their heirs 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. 38 on the Plan of Phase One, Boone Trace at Biltmore, of record in Book 7900, Page 667, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Oak Hill Builders, Inc. by Warranty Deed from J. Davis Builders, Inc., of record in Instrument No. 20010910-0097786, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7825 Farmington Place 37221, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 30th day of January, 2003.

Oak Hill Builders, Inc.

Walter T. Brandt, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter T. Brandt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the forgoing instrument for the purposes therein contained, and who further acknowledged that he is the President of Oak Hill Builders, Inc., and that he is authorized by Oak Hill Builders, Inc., to execute this instrument on its behalf by himself as such President.

Witness my hand and official seal this 30th day of January, 2003.

Notary Public

My Commission Expires: _____