File #200330075

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Darnell and Jason Burdette	Franklin American Mortgage	Map: 182-6-A
(NAME) 7185 Legacy Drive	(NAME) 501 Corporate Centre Blvd.	Parcel: 89
(ADDRESS) Antioch TN 37013	(ADDRESS) Franklin, Tn 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **GREENVALE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **MARK DARNELL, an unmarried person, AND JASON BURDETTE, an unmarried person**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 89, on the Plan of Section One, Old Hickory Hills, as shown by plat appearing of record in Instrument No. 20011023-0115382, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Greenvale Construction, LLC by Quitclaim Deed of record in Instrument No. 20030214-0020187, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
Storm Water Detention Agreement of record in Instrument No. 20010306-0021333; Easement to United Telephone Company of record in Instrument No. 20020123-0009339; Sewer and Storm Drainage Easement of record in Instrument No. 20001030-0107214; Charter of record in Instrument No. 20020123-0009417; and, any and all matters as shown on plat of record in Instrument No. 20011023-0115382; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 7185 Legacy Drive, Antioch, TN 37013
(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 Grantor covenants with the said GRANTEES that it is lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, 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 hands this 17th day of February, 2003.

Greenvale Construction, LLC a Tennessee Limited Liability Company

BY: _____
SHANE MCFARLAND, Authorized Agent

Davidson County DEEDWARR
Recvd: 02/20/03 13:28 2pgs
Fees:13.00 Taxes:521.70

20030220-0022594

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared SHANE MCFARLAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Greenvale Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Authorized Agent, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand and official seal, this 17 day of February, 2003.

Notary Public

KAREN M. [illegible]
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY

My Commission Expires: 5-23-05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167