THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***38,000.00.

Affiant

Subscribed and sworn to before me this 24th day of February, 2003.

Notary Public

My Commission Expires: 10.17.05

Davidson County DEEDWARR
Recvd: 02/26/03 13:40 2pgs
Fees:13.00 Taxes:140.60
20030226-0025663

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
JERRY D. KING 316 Scalf Street Madison, Tennessee 37115	JERRY D. KING 317 Millhouse Drive Franklin, Tennessee 37064	MAP 43-7 PARCEL 7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY EIGHT THOUSAND AND 00/100 DOLLARS ($***38,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, CORNERSTONE HOME PROPERTIES, LLC, a Tennessee limited liability company, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto JERRY D. KING, married, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 148 on the Plan of resubdivision of Lots Nos. 1 and 13 of Anderson Estates, not of record, and being part of Lot No. 13 on the Plan of said Anderson Estates, as of record in Plat Book 1130, page 37, Register's Office for Davidson County, Tennessee, and described according to a survey made by Anderson & Gee Surveyors, August 5, 1946, as follows, to wit:

BEGINNING on the easterly margin of Scalf Drive at a point 50.0 feet north of the northwest corner of the property conveyed to Emma V. McDowell by deed from John W. Anderson and wife, of record in Book 1320, page 7, said Register's Office, being the corner of Lots Nos. 148 and 149; thence with said Drive northwardly 50.0 feet to the corner of Lots Nos. 146 and 158; thence with the line between said two lots, eastwardly 169.5 feet to the common corner of Lots 146, 148, 134 and 135; thence with the line between Lots 134 and 148, southwardly 50.0 feet to the common corner of Lots Nos. 133, 134, 148 and 149; thence with the line between said two lots westwardly 168.9 feet to the beginning.

BEING the same property conveyed to Cornerstone Home Properties, LLC, a Tennessee limited liability company, by deed from Victoria M. Cook, married, of record as Instrument No. 20030226 0025662 in the Register's Office for Davidson County.

This is improved property known as 316 Scalf Street, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE 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, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Anderson Estates of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 21st day of February, 2003, the limited liability company having caused its name to be signed hereto by its duly authorized officer on said day and date.

CORNERSTONE HOME PROPERTIES, LLC,
a Tennessee limited liability company

BY: _____

TITLE: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lane Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Cornerstone Home Properties, LLC, the within named bargainor, a limited liability company, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as President.

WITNESS my hand and official seal this 21st day of February, 2003.

_____
Notary Public

My Commission Expires:

10/17/05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee