THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20095**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $168750.00~~,000.00~~ Affiant Subscribed and sworn to before me, this 28th day of FEBRUARY, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Krohn Homes, LLC P.O. Box 756 Brentwood, TN 37024	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 117-13-B PAR 136.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES W. BILYEU AND WIFE, WADEAN BILYEU ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KROHN HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 906 Bowring Park, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of FEBRUARY, 2003.

JAMES W. BILYEU

WADEAN BILYEU

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JAMES W. BILYEU AND WIFE, WADEAN BILYEU, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of FEBRUARY, 2003.

My Commission Expires: _____

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 03/04/03 10:05 2pgs
Fees:13.00 Taxes:624.38

20030304-0027991

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 906 on the Plan of Abbottsford Phase 2 Revision 1, as of record in Instrument No. 20010502-0044874, Revised in Instrument No. 20020305-0027572, corrected in Instrument No. 20020828-0104512, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James W. Bilyeu and wife, Wadean Bilyeu by deed from Landstart Development, LLC, a Tennessee limited liability company appearing as Instrument No. 20020321-0035076, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6478, page 177, amended in Book 6530, page 242, Book 8106, page 1, amended in Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, Instrument No. 20010330-0030930, 20010502-0045152, re-recorded in Instrument No. 20010514-0049648; (3) Easements of record in Book 1037, page 572 and in Book 1286, page 690; and (4) All matters appearing on the Plan of record in Plat Book 6250, page 418 and in Instrument No. 20010502-0044874, as revised in Instrument No. 20020305-0027572, as corrected in Instrument No. 20020828-0104512, said Register's Office.