PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 14th day of March, 2003, by and between JAMES M. PORCH, A MARRIED MAN, hereinafter called Grantor, and RANDALL D. WEBB and REBECCA L. WEBB, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JAMES M. PORCH, A MARRIED MAN, Grantor, does hereby bargain, sell, transfer and convey unto RANDALL D. WEBB and REBECCA L. WEBB, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 317 UPPER MILL DRIVE, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

Kelly L. Porch, wife of JAMES M. PORCH, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

James M Porch
JAMES M. PORCH
Signature of Seller

Kelly L. Porch
Signature of Seller Spouse

Davidson County DEEDWARR
Recvd: 03/19/03 14:34 4pgs
Fees:23.00 Taxes:535.13

20030319-0036547

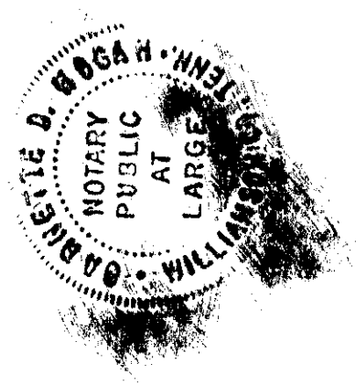
INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Kelly L. Porch, wife of JAMES M. PORCH, the Grantor herein, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of **March, 2003.**

Danielle D. Hogan
Notary Public

My Commission ~~Expires~~: April 3, 2006



INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAMES M. PORCH, A MARRIED MAN, the within named bargainors, with whom I am personally acquainted (or provac 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 **14th** day of March, 2003.

Notary Public

My Commission Expires: 5/30/2004

DAVIDSON COUNTY TENNESSEE
DENISE C. ALLIS
NOTARY PUBLIC AT LARGE

Name and Address of Property Owner:

RANDALL D. WEBB and REBECCA L. WEBB, HUSBAND AND WIFE

2001 DUSTY DRIVE
JOHNSON CITY, TN 37604

Property Address:

317 UPPER MILL DRIVE
ANTIOCH, TN 37013

Person Responsible for Taxes:

NOVASTAR MORTGAGE COMPANY
888 W. Big Beaver Rd., Ste. 1290
Troy, MI 48084

Map & Parcel #: MAP 173-15-A, PARCEL 75 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$144,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **March, 2003.**

Notary Public

My Commission Expires: 5/30/2004

DAVIDSON COUNTY TENNESSEE
DENISE C. ALLIS
NOTARY PUBLIC AT LARGE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

being Lot No. 75 on a Final Plat of MILL RUN SUBDIVISION, Phase 1-A, of record in Instrument No. 20010608-0060668, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES M. PORCH, AN UNMARRIED MAN, by Warranty Deed from NVR, INC., A VIRGINIA CORPORATION,, of record in INSTRUMENT NO. 20011127-0129351, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 173-15-A, PARCEL 75 CO).
2. All matters as set forth on the Plan of Mill Run Subdivision, Phase 1-A, of record in Instrument No. 20010608-0060668, said Register's Office.

3. Declaration of Easements, Covenants, Conditions, and Restrictions for Mill Run, of record in Book 11675, Page 472, and as amended in Instrument Nos. 2000215-0015152, Instrument No. 20020701-0079016 and Instrument No. 20021121-0144876, Register's Office for DAVIDSON County, Tennessee.

4. By-laws of Mill Run Homeowners Association of record in Book 11675, page 497, said Register's Office.

5. Stormwater Detention Agreement, of record in Instrument No. 20010405-0033586, said Register's Office.

6. Landscape Agreement, of record in Instrument No. 20010405-0033587, said Register's Office.

7. Easement for Conservation Greenway, of record in Instrument No. 20011024-0116286, said Register's Office.