WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/03 11:01 2pgs
Fees:13.00 Taxes:1184.00
20030423-0054076

ZANA C. PETTY NOTARY PUBLIC LA DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April 20 03

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Prime Motive Builders, LLC	NEW OWNER	MAP #159-6
(NAME)	(NAME)	
P.O. Box 2324		PARCEL #7
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Nancy S. Helt, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Prime Motive Builders, LLC

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 Lot No. 23 on the Plan of Taggartwood as of record in Book 4175, Page 60, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Taggartwood Road, at the corner of Lots Nos. 23 and 24; thence with the line between said two lots South 1 deg. 27' East 67.2 feet; thence South 88 deg. 32' West 401.87 feet; thence North 4 deg. 29' West 260 feet to the corner of Lots Nos. 22 and 23; thence with the line between said two lots South 72 deg. 59' East 388.16 feet to the westerly margin of Taggartwood Road; thence with the same with a curve southeasterly 94.66 feet to the beginning.

Being the same property conveyed to Arthur C. Brown and wife, Alpha F. Brown, by deed from Thomas Marshall Barnes and wife, Beverly P. Barnes, of record in Book 5166, Page 346, said Register's Office. The said Arthur C. Brown having predecesed Alpha F. Brown. The said Alpha F. Brown died and devised the property by Will to the Trust for the benefit of Betty Brown Glenn. See also Quitclaim Deed of record in Instrument 20020730-0091339, said Register's Office. The Grantor, Nancy S. Helt, herein executes this instrument as Trustee of the Trust pursuant to the authority granted by the Will of the Decedent and by Order of Probate dated December 13, 2000, of record in the Probate Court of

CONTINUED

unimproved ( )
This is improved (X) property, known as 1220 Taggartwood Road, Brentwood, TN 37027
(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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 17th day of April, 20 03

Nancy S. Helt, Trustee

Nancy S. Helt, Trustee

LEGAL DESCRIPTION CONTINUATION

Davidson County, Tennessee, File No. 00P-1220.

This conveyance is subject to Restrictive Covenants of record in Book 4173, Page 193; Book 4352, Page 72; Book 4175, Page 60, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4175, Page 60, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy S. Helt, Trustee of the Betty Brown Glenn Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Trustee of the Betty Brown Glenn Trust and as such Trustee, she is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 2003.

My Commission Expires: 1-27-07

NOTARY PUBLIC

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.