Return To:

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027
File: 30015

FILE BOX 30

This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 05/13/03 14:45 3pgs
Fees:18.00 Taxes:1276.50
20030513-0064340

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Andrew Mankin and wife, Jennifer E. Mankin 6068 Brentwood Chase Dr. Brentwood, Tennessee 37027	New Owner	Map 160- 16-O-B Parcel 38.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

x Jennifer E Mankin
AFFIANT

Sworn to and subscribed before me
this 24 day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 9/6/05

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, **TENNESSEE VALLEY HOMES, INC., a Tennessee corporation**, hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents do transfer and convey unto **ANDREW MANKIN and wife, JENNIFER E. MANKIN**, hereinafter called the **"GRANTEES"**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38, on the Plan of Brentwood Chase, Section One, Revision One, of record in Book 9700, pages 936, 937, 938, 939, 940 and 941, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Tennessee Valley Homes, Inc., a Tennessee corporation, by warranty deed from Wilson Concord, L.P., a Tennessee limited partnership, of record in Instrument No. 20010712-0074294, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

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

AND GRANTOR does covenant 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, except as follows:

1. City of Brentwood and Williamson County taxes for the year 2003 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 160-16-O-B, Parcel 38.00.

2. All matters appearing on the Plan of Revision One, Section One, Brentwood Chase, of record in Book 9700, pages 936, 937, 938, 939, 940 and 941, Register's Office for Davidson County, Tennessee.

3. Declaration of Brentwood Chase Community of record in Instrument No. 200005310053798, amended in Instrument No. 200008310086366, amended in Instrument No. 200205150059485 and Instrument No. 200106140062687, Register's Office for Davidson County, Tennessee.

4. Amended and Restated Charter of Brentwood Chase Community Association, of record in Instrument No. 200005240051842, Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee.

6. Easement of record in Book 8371, page 320, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record in Book 11115, page 281, Register's Office for Davidson County, Tennessee.

8. Stormwater Detention Agreement of record in Book 11115, page 286, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind 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.

This improved property is known as 6068 Brentwood Chase Drive, Brentwood, Tennessee 37027.

WITNESS our hands this 24 day of April, 2003, in Franklin, Tennessee.

TENNESSEE VALLEY HOMES, INC.

By: James C. D. Franks, Pres by Lorraine J. Cash, his attor in fact
James C.D. Franks, President, by Lorraine J. Cash, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lorraine J. Cash, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Attorney-in-Fact for James C. D. Franks, President of Tennessee Valley Investments, Inc. formerly known as Tennessee Valley Homes, Inc., the within bargainor, a corporation, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by herself as such Attorney-in-Fact.

Witness my hand and seal, this 24th day of April, 2003.

Notary Public

My commission expires: 10/02/05