File #200330262

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Hancock | U. S. Bank, NA | Map: 150-12-C-2.00CO |
| (NAME) 3505 Mt. View Ridge Drive | (NAME) 4801 Frederica Street | |
| (ADDRESS) Antioch TN 37013 | (ADDRESS) Owensboro, KY 42301 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 of which is hereby acknowledged, THOROUGHBRED CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JOHN HANCOCK, UNMARRIED 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:

Land in Davidson County, Tennessee, being all of Lot No. 2, Final Plat, Mt. View Subdivision, Section One, as shown by plat appearing of record in Plat Book 11700, page 36, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Thoroughbred Construction, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20020111- 0004469, and in Instrument of Correction of record in Instrument No. 20020402- 0039743, and re-recorded of record in Instrument No. 20020711- 0083487, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following:
Restrictive Covenants of record in Book 11272, Page 811, and restated and amended of record in Instrument No. 20020108-0002714, and re-recorded of record in Instrument No. 20020122- 008596; Charter for Mt. View Homeowner's Association of record in Instrument No. 20020108- 0002713; Quitclaim Deed conveying open space of record in Instrument No. 20020129-0012295; Boundary Plat of record in Book 11190, Page 65; Rights of adjoining owners of record in Book 6013, Page 187, and, any and all matters shown on plat of record in Instrument No. 20010523- 0053206; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( x ) property, known as 3505 Mt. View Ridge Drive, Antioch, TN 37013
(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 GRANTEE, his heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

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 our hands this 23rd day of May, 2003.

Thoroughbred Construction, LLC a Tennessee Limited Liability Company

BY:

Davidson County DEEDWARR
Recvd: 05/27/03 10:45 2pgs
Fees:13.00 Taxes:444.00
20030527-0071172

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared STEVEN M. KNOX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Thoroughbred Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Member, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal, this 23 day of May, 2003.

Notary Public

My Commission Expires: 5-23-05

KAREN M. TAIE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TN

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167