Davidson County DEEDWARR
Recvd: 05/29/03 16:21 2pgs
Fees:13.00 Taxes:1193.07
20030529-0072811

This Instrument Prepared By:

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

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Ronald M. McKinney and wife, Sheila M. McKinney 6033 Brentwood Chase Drive Brentwood, Tennessee 37027	Franklin American Mtg. Company 501 Corporate Centre Dr. Suite 400, Franklin, TN 37067	Map & Parcel 160-16-0-B Parcel 0 7 4 . 0 0 CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $322,450.00.

Mary R. Baker
AFFIANT

Sworn to and subscribed before me this 9th day of May, 2003.

Laurie M Hart
NOTARY PUBLIC

My Commission Expires: 12-15-04

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, **THE HOUSE COMPANY, LLC, a Tennessee Limited Liability Company**, hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **RONALD M. MCKINNEY and wife, SHEILA M. MCKINNEY**, 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 all of Lot No. 91 on the Plan of Brentwood Chase Revision One, Section One, of record in Plat Book 9700, pages 936 through 941, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.
>
> Being the same property conveyed to The House Company, LLC, by deed from Wilson Concord, L.P., of record in Instrument No. 20020228-0025472, Register's Office for Davidson County, Tennessee.

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. Davidson 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 GRANTOR paying its prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 160-16-0-B, Parcel 074.00 CO.

2. All matters appearing on the Plat of Revision One, Section One, Brentwood Chase of record in Plat Book 9700, pages 936 through 941, Register's Office for Davidson County, Tennessee.

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

4. Declaration of Covenants and Restrictions of record in Instrument No. 20020228-0025471, said Register's Office.

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

6. Stormwater Detention Agreement of record in Book 11115, page 281 and Book 11115, page 286, Register's Office for Davidson County, Tennessee.

7. Easements for drainage facilities of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee.

8. Easement for water mains and appurtenances of record in Book 8371, page 320, 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 6033 Brentwood Chase, Drive, Brentwood, Tennessee 37027.

WITNESS my hand this 9 day of May, 2003, in Franklin, Tennessee.

THE HOUSE COMPANY, LLC

BY : John Y. Franks, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John Y. Franks, 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 Chief Manager of The House Company, LLC, the within bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by the said John Y. Franks, Chief Manager.

Witness my hand and seal, this 9 day of May, 2003.

Notary Public

My commission expires: 05/02/05