File #200310313

Davidson County DEEDWARR
Recvd: 07/18/03 07:50 2pgs
Fees:13.00 Taxes:388.50

20030718-0100809

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2003.

Notary Public

MY COMMISSION EXPIRES: AFFIX SEAL

DOUGLAS S. HALE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN. 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tennessee Valley Homes, Inc.	NEW OWNER	Map 160-16-B
(NAME) 245 Noak Dr.	(NAME)	Parcels 93, 94 and 95
(ADDRESS) Franklin TN 37064	(ADDRESS)	
(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, WILSON CONCORD, L.P., A TENNESSEE LIMITED PARTNERSHIP, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto TENNESSEE VALLEY HOMES, INC., 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 all of Lot Nos. 117, 118 and 119, on the Plan of Revision One, Section One, Brentwood Chase, as shown by plat appearing of record in Plat Book 9700, Pages 936-941, 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 Wilson Concord, L.P., a Tennessee Limited Partnership by Warranty Deed of record in Book 10978, Page 644, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20000531-0053798 amended in Instrument No. 20000831-0086366; Storm Water Detention Agreement in Book 11115, page 281, Book 11115, page 286; Easement for water mains & appurtenances in Book 8371, page 320; Easement for drainage facilities in Book 7902, page 389; Amendment & Restated Charter of Homeowners' Association in Instrument No. 20000524-0051842; Quitclaim Deed to Community Association of Amenities Area in Instrument No. 20010208-0012529; and, any and all matters shown on plat of record in Plat Book 9700, Pages 945, 946, 947 and 948; all in the Register's Office for Davidson County, Tennessee.

Unimproved (x)
This is improved ( ) property, known as Lots 117, 118 and 119, Brentwood Chase, 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 Grantors covenant with the said GRANTEES 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 Grantees 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 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 its hand this 16th day of July, 2003.

Wilson Concord, L.P.
By: TOLL TN GP Corp., a Tennessee corporation as its General Partner

BY: Bert Carrick
Bert Carrick, Regional Manager

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Bert Carrick, 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 Regional Manager of TOLL TN GP Corp., a Tennessee corporation, which is the sole general partner for WILSON CONCORD, L.P., a Tennessee limited partnership, the within named bargainor, and as such Regional Manager of the sole general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Regional Manager.

Witness my hand and official seal, this 16th day of July, 2003.

Carol R Rivers
Notary Public

My Commission Expires: 11/30/07

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027