File #200340817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2003.

Notary Public

NOTARY PUBLIC AT LARGE TENN. BEDFORD CO.

MY COMMISSION EXPIRES: 05/15/04

MY COMMISSION EXPIRES: MAY 15, 2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joy V. Payne	Charter One Mortgage	Map: 164-10-A-131
(NAME)	(NAME)	
2605 Mountain Dale Court	10333 N. Meridian St. Suite 120	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Indianapolis, IN 46290	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/25/03 10:40 2pgs
Fees:13.00 Taxes:634.55

20030925-0142180

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SOUTHERN HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **JOY V. PAYNE, UNMARRIED**, hereinafter called the GRANTEE, her 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. 337, on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 20000929-0096421, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Southern Home Builders, LLC, a Tennessee limited liability company by Warranty Deed dated May 16, 2003 of record in Instrument No. 20030520-0068505, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 11588, Page 484 and amended in Book 11669, Page 376, Instrument No. 20010308-0021946 and further amended in Instrument No. 20010504-0046260; By-Laws of record in Book 11648, Page 662 and amended in Instrument No. 20010504-0046261; Right-of-Way Easement to Bell South Telephone of record in Book 1141, Page 327; Charter of Homeowners' Association of record in Book 11648, Page 660; Articles of Amendment of record in Instrument No. 20010326-0028531; Easement for Storm Water Detention of record in Instrument No. 20000113-004777; Sanitary Sewage and/or Storm Drainage Easement of record in Instrument No. 20000809-0079074; Homeowners' Association Quitclaim Deed of Open Space of record in Instrument No. 20010514-0049520; Permanent Easement of record in Instrument No. 20000824-0083643; Sewer Easement of record in Instrument No. 20000913-0091248, Instrument No. 20000913-0091249 and in Instrument No. 20000913-0091247; and, any and all matters shown on plat of record in Plat Book Instrument No. 20000929-0096421; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 2605 Mountain Dale Court, 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 GRANTEES, their heirs and assigns forever; and Grantor covenants 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, 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 Grantor further covenants and binds 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.

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 22nd day of September, 2003.

Southern Home Builders, LLC,

BY: Gill, authorized agent

Connie Gill, Authorized Agent

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Connie Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Southern Home Builders, LLC, the within named bargainor, a limited liability company, and that she as such Authorized Agent, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Authorized Agent.

Witness my hand and official seal, this 22nd day of September, 2003.

Notary Public

My Commission Expires: 5/15/2004

(SEAL)

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: MAY 15, 2004

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129