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
Charles Dana Kingston 378 St. Andrews Drive Franklin, Tennessee 37069	SAME	Map 182 Group 12A Parcel 16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $39,200.00.

AFFIANT

Sworn to and subscribed before me this 16 day of October, 2003.

NOTARY PUBLIC

My Commission Expires: 05/02/05

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN COMMISSION EXP. 05-02-2005

Davidson County DEEDWARR
Recvd: 10/17/03 15:33 2pgs
Fees:13.00 Taxes:145.04
20031017-0154305

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, **PROVIDENT DEVELOPMENT GROUP, LLC, a Tennessee limited liability company**, hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **CHARLES DANA KINGSTON, an unmarried person**, hereinafter called the **"GRANTEE"**, his heir 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. 298 on the plan of Apple Valley Subdivision, Section One, of record in Instrument No. 20020809-0096488 and corrected in Instrument No. 20021203-0128635, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Provident Development Group, LLC by deed from Designer Homes, a Tennessee General Partnership, of record in Instrument No. 20030923-0140268, said Register's Office.

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

AND GRANTOR does covenant with the said GRANTEE 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. All matters appearing on the plan of Apple Valley Subdivision, Section One, of record in Instrument No. 20020809-0096488 and corrected in Instrument No. 20021203-128635, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020724-0088783, said Register's Office.

3. Stormwater Detention Agreement of record in Instrument No. 20020528-0064320, said Register's Office.

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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This unimproved property is known as 604 Applejack Court, Lot 298 Apple Valley Subdivision, Antioch, Tennessee 37013.

WITNESS our hands this 16th day of October, 2003 in Franklin, Tennessee.

PROVIDENT DEVELOPMENT GROUP, LLC

By: _____
Richard Davis, 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 Richard Davis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Provident Development Group, LLC, the within bargainor, a Tennessee limited liability company, 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 company, by himself as such Chief Manager.

Witness my hand and seal, this 16 day of October, 2003.

_____
Notary Public

My commission expires: 05/02/05

BRENDA FRANKS HALE
NOTARY PUBLIC
COMMISSION EXP.
Notary Public At Large
05-02-2005
WILLIAMSON COUNTY, TN