File #200360372

PAIGE B. MCGEE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES: MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 1734 S. Rutherford Blvd., Suite 101, Murfreesboro, TN 37130

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Samuel Jason Ivey, unmarried | SunTrust Mortgage, Inc. | Map: 164-274 P/O |
| (NAME) 4316 Summercrest Blvd. | (NAME) 201 4th Avenue North, 7th Floor | Parcel: |
| (ADDRESS) Antioch TN 37013 | (ADDRESS) Nashville, TN 37219 | |
| (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, **MAINSTREET HOMES, L.L.C.**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **SAMUEL JASON IVEY, UNMARRIED**, 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 No. 58, on the Final Plat, Autumn Glen, Section I, a condominium regime, as shown by plat appearing of record in Instrument No. 20020926-0117438, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a part of the same property conveyed to MainStreet Homes, L.L.C. by Quitclaim Deed dated December 8, 2000 of record in Instrument No. 20010815-0088155, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Master Deed of record in Instrument No. 20030929-0143614; Easement of record in Instrument No. 20021211-0153695; Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances Easement of record in Instrument No. 20020823-0102072 and Instrument No. 20030923-0140664; Easement for Public Utilities of record in Instrument No. 20020828-0104004; and, any and all matters shown on plat of record in Instrument No. 20020926-0117438; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( X ) property, known as 4316 Summercrest Blvd., 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 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 our hands this 24th day of October, 2003.

Davidson County DEEDWARR
Recvd: 10/31/03 16:02 2pgs
Fees:13.00 Taxes:542.42
20031031-0160407

MainStreet Homes, LLC

BY:

Tammy Benefield, Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Rutherford

On this24th day of October, 2003, before me personally appeared Tammy Benefield, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that is the attorney-in-fact of MainStreet Homes, LLC and is authorized by MainStreet Homes, LLC, and does hereby acknowledge the execution of this instrument on behalf of MainStreet Homes, LLC, by virtue of an instrument of record in Record Book 110, Page 1614, Register's Office of Rutherford County, Tennessee and of record by Instrument Number * in the Register's Office of Davidson County, Tennessee.

* 20031031-0160406

Witness my hand and official seal, this 24th day of October, 2003.

Paige B. Mayercik

Notary Public

PAIGE B. MAYERCIK
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

MY COMMISSION EXPIRES:
MAY 23, 2006

My Commission Expires: _____

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130