THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Return To:

Law Offices of Robert L. Scruggs
111 Westwood Place, Suite 304
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF November, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Expires JUNE 9, 2007

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Great Southern Homes, Inc. (NAME)	~~Same~~ (NAME)	161-14-D
~~417 Welshwood~~ (ADDRESS)	(ADDRESS)	PARCEL 13 & 14
~~Nashville, TN 37211~~ (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Brent Sellers Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Great Southern 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 Lots No. 13 and 14 on the Plan of Ashley Park Subdivision of record in Book 9700, page 823, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.

BEING part of the same property conveyed to Brent Sellers Builders, Inc., a Tennessee corporation, by deedof record in Book 11012, page 637, book 10733, page 761 and book 11012, page 631, Register's Office for Davidson County, Tennessee. Said deeds to Brent Sellers Builders, Inc. did not describe the real property by way of identification of specific lots on the plan of Ashley Park Subdivision; further, not all of the owners of the described propertry appear on the Owners Certificate on the plat of record in Book 9700, page 823, said Register's Office. For the purposes of correction of that oversight, the Grantor herein does hereby ratify the the plan of record in Book 9700, page 823, said Register's Office.

Davidson County DEEDWARR
Recvd: 12/02/03 14:18 2pgs
Fees:13.00 Taxes:296.00
20031202-0173206

unimproved ( )
This is improved (X) property, known as 5604 & 5608 Montelle Lane, Nashville, TN 37211
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 21st day of November, 2003

Brent Sellers Builders, Inc.
By: Brent Sellers, President
Brent Sellers, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Brent Sellers and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Brent Sellers Builders, Inc. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Brent Sellers as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 21st day of November, 2003.

My commission expires 5-7-07

_____
Notary Public