THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***24,000.00.

Affiant

Subscribed and sworn to before me this 12th day of December, 2003.

Notary Public

My Commission Expires: 10/12/05

Davidson County DEEDWARR
Recvd: 12/19/03 10:30 3pgs
Fees:18.00 Taxes:88.80
20031219-0181075

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| QUALITY PLUS HOMES, LLC<br>P.O. Box 956<br>Hermitage, Tennessee 37076 | QUALITY PLUS HOMES, LLC<br>P.O. Box 956<br>Hermitage, Tennessee 37076 | (Lot 10)<br>MAP 72-14<br>PARCEL 171<br><br>(Lot 9)<br>part of<br>MAP 72-14<br>PARCEL 173 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TWENTY FOUR THOUSAND AND 00/100 DOLLARS ($***24,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, BRENDAN DONELSON and ROGER AUSTERMILLER, both married, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto QUALITY PLUS HOMES, LLC, a Tennessee limited liability company, (hereinafter called the "GRANTEE"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I

BEING Lot No. 2 on the Plan of the Resubdivision of Lot 9, Sharpe and Horn's 4th Addition to Nashville of record as Instrument No. 20031111-01645935 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to Brendan Donelson and Roger Austermiller, both unmarried, by deed from Lucille C. Lannom and Joyce Morison, both unmarried, of record as Instrument No. 20020524-0063300 in the Register's Office for Davidson County, Tennessee.

TRACT II

Being Lot No. 10 on the Plan of Sharpe and Horn's 4th Addition to Nashville of record in Plat book 161, page 712, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to Brendan Donelson and Roger Austermiller, both married, by deed from Lucille C. Lannom and Joyce Morrison, both unmarried, of record as Instrument No. 20020524-0063300 in the Register's Office for Davidson County, Tennessee.

Christina Donelson, spouse of Brendan Donelson, and Penny S. Austermiller, spouse of Roger Austermiller, join in this conveyance to convey any interest they may have in subject property, particularly any marital interest.

This is un-improved property known as: No addresses have been assigned to these Lots

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

GRANTORS COVENANT with the said GRANTEE 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, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the Plan of Sharpe & Horn's 4th Addition to Nashville of record in Book 161, page 172, and Plan of Resubdivision of Lot No. 9, Sharpe & Horn's 4th Addition to Nashville of record as Instrument No. 20031111-0164935 in the Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 10th day of December, 2003.

BRENDAN DONELSON

ROGER AUSTERMILLER

CHRISTINA DONELSON

PENNY S. AUSTERMILLER

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brendan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2003.

Catherine V. Zaun
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 7/24/2004

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christina Donelson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of December, 2003.

Catherine V. Quinn
Notary Public

My Commission Expires: 7/24/2004

CATHERINE V. QUINN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger Austermiller, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of December, 2003.

Notary Public

My Commission Expires: 10/12/05

MITCHELLA A. WATTS NOTARY PUBLIC SUMNER COUNTY, TENNESSEE

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Penny Austermiller, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of December, 2003.

Notary Public

My Commission Expires: 10/12/05

MITCHELLA A. WATTS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE