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 $***25,000.00.

Barbara Webb
Affiant

Subscribed and sworn to before me this 10th day of December, 2003.

Notary Public

My Commission Expires: 10/12/05

Davidson County DEEDWARR
Recvd: 12/19/03 10:31 2pgs
Fees:13.00 Taxes:92.50
20031219-0181076

ADDRESS OF NEW OWNER

CRAIG WEBB
1532 Rachael's Ridge
Hermitage, TN 37076

SEND TAX BILLS TO

CRAIG WEBB
1532 Rachael's Ridge
Hermitage, TN 37076

MAP & PARCEL NOS.

Part of
MAP 72-14
PARCEL 173

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY FIVE THOUSAND AND 00/100 DOLLARS ($***25,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, QUALITY PLUS HOMES, LLC, Tennessee limited liability company, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto CRAIG WEBB and wife, BARBARA WEBB, (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:

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 Quality Plus Homes, LLC, a Tennessee limited liability company, by deed from Brendan Donelson and Roger Austermiller, both married, of record as Instrument No. 20031219-0181075 in the Register's Office for Davidson County, Tennessee.

This is un-improved property known as: No address has been assigned to this Lot

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.

GRANTOR COVENANTS with the said GRANTEES that it is 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 Grantees.

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.

GRANTOR FURTHER COVENANTS and binds itself, its successors 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.

IN WITNESS WHEREOF I, as the duly authorized officer of the limited liability company, have hereunto set my hand on this the 10th day of December, 2003.

QUALITY PLUS HOMES, LLC

BY: J. David Carter

TITLE: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. David Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Quality Plus Homes, LLC, the within named bargainor, a limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Member.

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

Notary Public

My Commission Expires: 10/17/05

MITCHELL A. [illegible]
Notary Public
Sumner County