This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 01/26/04 09:28 2pgs
Fees:13.00 Taxes:888.00
20040126-0009601

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL |
|---|---|---|
| Amy M. Milburn<br>617 Palisades Court<br>Brentwood, Tennessee 37027 | SAME | Map and<br>Parcel<br>160-16-0-B<br>093.00 CO |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

AFFIANT

Sworn to and subscribed before me
this 23rd day of January, 2004.

NOTARY PUBLIC

My Commission Expires:

DOUGLAS S. HALE
NOTARY PUBLIC
COMMISSION EXP.
Notary Public At Large
WILLIAMSON COUNTY

**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, **TENNESSEE VALLEY HOMES, INC., a Tennessee corporation,** hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **AMY M. MILBURN, an unmarried person,** hereinafter called the **"GRANTEE"**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No. 117, on the Plan of Revision One, Section One, Brentwood Chase, as shown by plat appearing of record in Plat Book 9700, pages 936-941, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
>
> Being the same property conveyed to Tennessee Valley Homes, Inc. by Warranty Deed from Wilson Concord, L.P., a Tennessee limited partnership, of record in Instrument No. 20030718-0100809, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her 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. Davidson County taxes for the year 2004 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 160-16-0-B 0093.00 CO.

2. All matters appearing on the Plan of Revision One, Section One, Brentwood Chase of record in Plat Book 9700, pages 936-941, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants and Restrictions of record in Instrument Number 20030718-0100808, said Register's Office.

4. Declaration of Brentwood Chase Community of record in Instrument Number 200005310053798, amended in Instrument Number 200008310086366, said Register's Office.

5. Stormwater Detention Agreement of record in Book 11115, page 281 and in Book 11115, page 286, said Register's Office.

6. Agreement for Dedication of Easement of record in Book 8371, page 320, Register's Office for Davidson County, Tennessee.

7. Easement of record in Book 7902, page 389, 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 617 Palisades Court, Brentwood, Tennessee 37027.

WITNESS our hands this 23rd day of January, 2004 in Franklin, Tennessee.

TENNESSEE VALLEY HOMES, INC.

BY: _____
James C. D. Franks, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared James C. D. Franks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Tennessee Valley Homes, Inc., the within bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself as such President.

Witness my hand and seal, this 23rd day of January, 2004.

_____
Notary Public

My commission expires: _____

DOUGLAS S. HALE
COMMISSION EXP.
Notary
Public
At
Large
02-05-2006
WILLIAMSON COUNTY, TN