This Instrument Prepared By:
GREENWAY TITLE/Larry K. Tolbert, Attorney
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Hamilton Goneke
5170 Hickory Hollow Parkway, #501
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Irwin Mortgage Corporation
P.O. Box 23551
Jacksonville, FL 32241-3550

Davidson County DEEDWARR
Recvd: 01/26/04 12:33 2pgs
Fees:13.00 Taxes:409.78
20040126-0009774

MAP 163
GROUP 5B
PARCEL 134-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Greenvale Construction, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Hamilton Goneke, an unmarried person,** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in the Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of Townhome No. 134, on the Plan of Phase III, Mill Park, formerly Hickory Hollow Townhomes, according to plat and survey of same appearing of record in Plat Book 9700, pages 538 and 539, and Instrument No. 20021015-0126630, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a part of the same property conveyed to Greenvale Construction, LLC, a Tennessee Limited Liability Company, by deed of record in Instrument No. 20021216-0154268, of the Register's Office for Davidson County, Tennessee.

Plat Book 9700, pages 568 and 539, and Instrument No. 20021015-0126630, discloses a charter for homeowner's association of record in Book 10719, page 419, an easement in favor of BellSouth of record in Book 11378, page 991, and a quitclaim deed for common area to homeowner's association of record in Book 11221, page 249, also subject to easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body, of the said Register's Office.

The captioned property is subject to restrictive covenants per plat and of record in Record Book 10719, page 425, and Record Book 11167, page 757, of the said Register's Office.

This is improved property known as 5170 Hickory Hollow Parkway, #501, Antioch, Tennessee 37013.

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, his 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 warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 the 20th day of January, 2004.

Greenvale Construction, LLC, a Tennessee Limited Liability Company

By: M. Shane McFarland, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **M. Shane McFarland** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Authorized Agent** of **Greenvale Construction, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a Tennessee Limited Liability Company, and that he as such authorized agent, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such authorized agent.

WITNESS my hand and official seal at office this 20th day of January, 2004.

Larry K. Tolbert
NOTARY PUBLIC

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN

My Commission Expires: 6/21/2004

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $110,750.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of January, 2004.

Larry K. Tolbert
NOTARY PUBLIC

My Commission Expires: 6/21/2004

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN