Davidson County DEEDWARR
Recvd: 02/18/04 14:14 3pgs
Fees:18.00 Taxes:78.44
20040218-0018745

This instrument prepared by:
Benchmark Title Company
110 Court Square - P.O. Box 39
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S):
Bill Dorris and R. B. Huffine
P.O. Box 153
Goodlettsville, TN 37070

MAP: 44-5 PARCEL: 106

FOR AND IN CONSIDERATION of TWENTY-ONE THOUSAND TWO HUNDRED ($21,200.00) DOLLARS, cash in hand paid by the Grantees to the Grantor, the receipt and sufficiency of which are hereby acknowledged in full, ***ADVANCE HOUSING CONCEPTS, LLC.,*** its representatives and assigns, have bargained and sold, and by these presents do transfer and convey unto, ***BILL DORRIS and R. B. HUFFINE, as tenants in common with a ½ undivided interest each,*** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

TRACT NO. 1:
Being a part of the realty conveyed to Rayon City Development Company by the Nashville Industrial Corporation, as of record in Book 735, Page 51, Register's Office of Davidson County, Tennessee, which lot hereinafter described is shown on the map of the subdivision of Rayon City Development Company of record in Plan Book No. 843, page 13, Register's Office of Davidson County, Tennessee. Being Lot No. 101, fronting 50 feet on the Southerly side of Lindburgh Drive and running back between parallel lines 150 feet to a dead line, measuring 50 feet at the rear (Lindburgh Drive is now Rayon Drive.)

Being the same property conveyed to Advance Housing Concepts, LLC, by Quitclaim Deed from Ragan Hall III and wife, Dolores A. Hall, dated December 4, 2003, and of record in Instrument # 20031204-0174474, Register's Office, Davidson County, Tennessee.

This is improved property and the mailing address for said property is for Tract 1, 340 Rayon Dr., Old Hickory, Tennessee, 37138.

RESTRICTIONS:
1. Any and all matters as they may appear on the plan of record in Book 843, Page 13, Register's Office of Davidson County, TN.
2. An easement of Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County of record on Book 9312, page 893, Register's Office of Davidson County, TN.
3. Item D of the Restrictive Covenants contained in the deeds of record in Book 2037, page 366 and Book 1026, page 426, Register's Office for Davidson County, Tennessee.
4. All public utility, private easements and rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record as well as those found upon inspection of the premises.
5. Applicable health and zoning rules and regulations.

6. All real estate and improvements sold "as is" with all faults, without any warranties or guarantees.

Possession with deed.

2004 taxes shall be prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***BILL DORRIS and R. B. HUFFINE, as tenants in common with a ½ undivided interest each***, their heirs and assigns, forever. And we covenant with the said, ***BILL DORRIS and R. B. HUFFINE, as tenants in common with a ½ undivided interest each,*** 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, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said, ***BILL DORRIS and R. B. HUFFINE, as tenants in common with a ½ undivided interest each,*** their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 13th day of February, 2004.

ADVANCE HOUSING CONCEPTS LLC.

HENRY RAGAN HALL, III
Chief Manager

DARYL ADLER, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and county, personally appeared Henry Ragan Hall, III and Daryl Adler, with whom I am personally acquainted, and who, upon oath acknowledged themselves to be the Chief Manager and Member of Advance Housing Concepts, LLc., the within named bargainor, a Tennessee LLC, and that they as Chief Manager and Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as Chief Manager and Member.

Witness my hand and official seal at office in Portland, Tennessee, this the 13th day of February, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-1-06

STACEY FRYE
NOTARY PUBLIC AT LARGE
MACON CO. TENNESSEE

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $21,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 13th day of February, 2004.

REGISTER OR NOTARY

MY COMMISSION EXPIRES: 2-1-06

sdf/RE-5867 deed

STACEY FRYE
NOTARY PUBLIC AT LARGE
MACON CO. TENNESSEE