Return to:
First National Financial Titl
25 Century Blvd., Ste. 203
Nashville, TN. 37214

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $116,900.00.

Subscribed and sworn to before me, this 25th day of February, 2004.

DONNA PARDUE NOTARY PUBLIC SUMNER COUNTY TENN LARGE

Timothy VANLEER
Affiant

My Commission Expires:
2-28-2006

Notary Public

File No. N13188

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/04 15:54 2pgs
Fees:13.00 Taxes:432.53
20040301-0023177

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Timothy D. Vanleer		NAME: Timothy D. Vanleer	
STREET ADDRESS: 2104 Laguna Bay		STREET ADDRESS: 2104 Laguna Bay	
CITY: Madison	STATE: Tennessee	CITY: Madison	STATE: Tennessee
ZIP CODE: 37115		ZIP CODE: 37115	
MAP & PARCEL NO.: 052-08-0-A 013.00 CO			

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 of which is hereby acknowledged, ABC Homes, a Tennessee general partnership

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto Timothy D. Vanleer

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Heron Walk, Section 1, Phase 1, of record in Plat Book 9700, Page 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to ABC Homes, a Tennessee general partnership by Warranty Deed from Jonathan L. Senn, a married man, dated 11/26/2003, recorded 12/11/2003, as Document No. 20031211-0177563, in the Register's Office ofDavidson County, Tennessee Records.

This is improved property known as 2104 Laguna Bay, Madison, TN 37115

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of February, 2004.

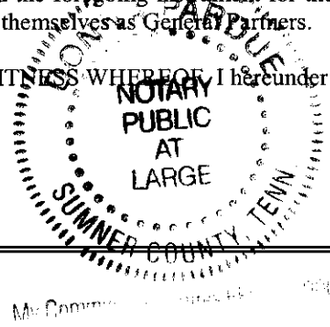
ABC Homes, a Tennessee general partnership

By: Jack W. Cato and Anna B. Cato
Its: General Partners

State of Tennessee
County of Davidson } ss

AND NOW, this 25th day of February, 2004, before me, the undersigned Notary Public, appeared **Jack W. Cato and Anita B. Cato**, who acknowledged thmselves to be the General Partners of **ABC Homes, a Tennessee general partnership**, a General Partnership, and they, as such **General Partners** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by themselves as General Partners.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.



Notary Public
My commission expires 2-28-2006

WARRANTY DEED
