File #200460004

PAIGE B. MAYERICK NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

MY COMMISSION EXPIRES: MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1734 S. Rutherford Blvd., Suite 101, Murfreesboro, TN 37130

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Simon Peter Fox, unmarried	SunTrust Mortgage, Inc.	Map: 164-274 P/O
(NAME) 4316 Summercrest Blvd. Unit 517	(NAME) 201 Fourth Avenue N., 7th Floor	Parcel:
(ADDRESS) Nashville TN 37013	(ADDRESS) Nashville, TN 37219-2011	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MAINSTREET HOMES, LLC,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **SIMON PETER FOX, UNMARRIED**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 49, on the Final Plat of Autumn Glen, Section 1, a Condominium Regime, as shown by plat appearing of record in Instrument No. 20020926-0117438, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a part of the same property conveyed to MainStreet Homes, LLC, by Quitclaim Deed dated December 8, 2000 of record in Instrument No. 20010815-0088155, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 11588, Page 484; By-Laws of record in Book 11648, Page 662; Master Deed of record in Instrument No. 20030929-0143614; Charter for Autumn Glen Homeowners' Association of record in Instrument No. 20010912-0099442; Easement of record in Instrument No. 20021211-0153095; Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances Easement of record in Instrument No. 20020823-0102072 and Instrument No. 20030923-0140664; Easement for Public Utilities of record in Instrument No. 20020828-0104004; any and all matters shown on plat of record in Instrument No. 20020926-0117438; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 4316 Summercrest Blvd. Unit 517, Nashville, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and Grantor covenants with the said GRANTEES 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, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, 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.

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 our hands this 26th day of February, 2004.

Davidson County DEEDWARR
Recvd: 03/02/04 10:01 2pgs
Fees:13.00 Taxes:417.73
20040302-0023332

MainStreet Homes, LLC

BY:

Tammy Benefield, Attorney-in-Fact

STATE OF Tennessee

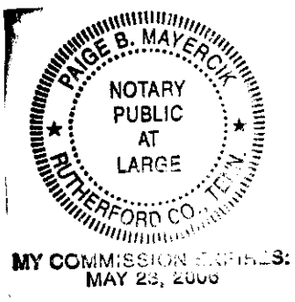
COUNTY OF Rutherford

On this 26th day of February, 2004, before me personally appeared Tammy Benefield, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of MainStreet Homes, LLC and is authorized by it, and does hereby acknowledge the execution of this instrument on its behalf, by virtue of an instrument of record in Instrument No: 20031031-0160406 in Davidson County, Tennessee.

Witness my hand and official seal, this 26th day of February, 2004.

Notary Public

My Commission Expires: _____



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130