State of Tennessee
County of Davidson

Davidson County DEEDWARR
Recvd: 03/10/04 07:56 2pgs
Fees:13.00 Taxes:525.03
20040310-0027242

This actual consideration or value – whichever is greater- is $141,900.00

Affiant

Subscribed and sworn before me this the 24th day of February, 2004.

Notary Public
My Commission Expires:

Notary Public At Large Davidson County, Tennessee

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner:	Property known as:	Send Tax Bills to:
James W. Ambrose 503 Yellowstone Court Antioch, TN 37013	503 Yellowstone Court Antioch, TN 37013	First Franklin Financial Corp. 112 Town Park Drive Kennesaw, GA 30144

Part of Map 174-4 Parcel 23

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LANDMARK HOMES OF TENNESSEE, INC. A TENNESSEE CORPORATION

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

JAMES W. AMBROSE, UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No 23B, on the Final Plat, Park Place Subdivision, Phase II, as shown by plat appearing of record in Instrument Number 20020530-0065765, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to LandMark Homes of Tennessee Inc, a Tennessee Corporation by Warranty Deed from Park Place Ventures, LLC, of record in Instrument Number 20030522-0070158, Register's Office for Davidson, Tennessee.

Subject to the plan of record in Instrument Number 20020530-0065765,Register's Office for Davidson County, Tennessee.

Subject to Easements of record in Book 11491, page 719; Book 11539, page 799; Book 435, page 507; Storm Water Detention of record in Book 11672, page 447; Right of Way Agreement of record in Book 5897, page 191, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Restrictions of record in Deed Book 5041, page 433; as amended in Book 9729, page 54; addendum of record in Book 10491, page 211, Register's Office for Davidson County, Tennessee.

Subject to Articles of Incorporation of Park Place Homeowner's Association, Inc., of record in Book 5052, page 546, register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 24th day of **February, 2004**

LandMark Homes of Tennessee, Inc.
By: Gary Wizniewski

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Gary Wisniewski,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within instrument on behalf of **LANDMARK HOMES OF TENNESSEE, INC.** for the purposes therein contained, and who further acknowledged him/her self to be the **President,** and being authorized by the board of directors to execute this document on behalf of **LANDMARK HOMES OF TENNESSEE, INC.**

Witness my hand and official seal this 24th day of February, 2004.

My Commission Expires:

3.25.06

Notary Public

