Davidson County DEEDWARR
Recvd: 03/11/04 11:01 2pgs
Fees:13.00 Taxes:1295.00

20040311-0028061

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel 145-3.42

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
~~WASHINGTON/ / / MUTUAL BANK, N.A./~~	LINDA N. CHASE	~~WASHINGTON/ / / MUTUAL BANK, N.A./~~
NEW OWNER	4705 Benton Smith Rd.	NEW OWNER
	Nashville, TN 37215-4303	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PRIME MOTIVE BUILDERS LLC**, have bargained and sold and by these presents do transfer and convey unto **LINDA N. CHASE**, her heirs and assigns forever, the following describe property, to wit:

Being Lot 11 on the Plan of Roselawn Estates, as of record in Book 2900, page 86, Register's Office for said County, and described as follows:

Beginning at a point in the east margin of Roselawn Circle, at the corner of Lots Nos 10 and 11; thence with the line between said lots, easterly 232.4 feet to the west line of Lot No. 12; thence with the line between Lots Nos. 11 and 12, northerly 187.5 feet to the south margin of Tyne Boulevard; thence with the margin of said Boulevard, westerly 207.4 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to the east margin of Roselawn Circle; thence with the margin of said Circle; southerly 162.5 feet to the point of beginning.

Being the same property conveyed to Prime Motive Builders, LLC by deed from Claire Hallam Johnson a/k/a Charles Hal Johnson, individually and as Executor for the Estate of Allene Friar Johnson of record in Instrument No. 20031006-0146712, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, her heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **All matters as shown on the Plan of Roselawn Estates, as of record in 2900, page 86, Register's Office for Davidson County, Tennessee.**

2. **Restrictive Covenants contained instrument of record in Book 3067, page 362, Register's Office for Davidson County, Tennessee.**

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures this the 5th day of March, 2004.

PRIME MOTIVE BUILDERS, LLC

By: Giles D. Garrett
GILES D. GARRETT, Member

By: Jimmy Rice
JIMMY RICE, Attorney-in-fact of record in Instrument No. _____, RODC, TN.

By: Jimmy Rice
JIMMY RICE, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of March, 2004, before me appeared JIMMY RICE, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of GILES D. GARRETT, Member of the PRIME MOTIVE BUILDERS, LLC, and who acknowledged that he executed the same as the free act and deed of the said GILES D. GARRETT, Member of the PRIME MOTIVE BUILDERS, LLC.

WITNESS my hand and seal, at office, on this 5th day of March, 2004.

CAROL L. McARTHUR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires:
July 24, 2004

Carol L McArthur
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JIMMY RICE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a member of the PRIME MOTIVE BUILDERS, LLC, the within named bargainor, a Limited Liability Company, and he as such Member, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Coimpany by himself as Member, respectfully.

WITNESS my hand and seal, at office, this 5th day of March, 2004.

CAROL L. McARTHUR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires:
July 24, 2004

Carol L McArthur
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $350,000.00.

B. Maxxie
Affiant

Sworn to and subscribed before me on this 5th day of March, 2004.

My Commission Expires:

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO., TN

Notary Public

My Commission Expires