Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

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

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 03/25/04 11:13 2pgs
Fees:13.00 Taxes:407.00

20040325-0033756

Address of New Owner:	Send Tax Bills to:	Tax Information
Precision Homes, Inc. 3332 Elm Hill Pike Nashville, TN 37214	New Owner	52-9-151; 52-9-152; 52-9-153; 52-9-154

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Susan Minzak, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Precision Homes, Inc., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT ONE

Land in Davidson County, Tennessee, being Lot No. 28 and a portion of Lot No. 27 on the Plan of J. H. Gothard's Subdivision of 9.08 acres in Pennignton's Bend, of record in Book 547, Page 79, Register's Office for said County.

Said Part of Lot No. 27 fronts 50 feet on the westerly side of Miami Avenue, (erroneously referred to as unnamed Avenue in the prior description), and runs back between parallel lines 175 feet more or less, to the low water mark of Cumberland River less and except that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, of record in Book 4002, Page 765, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 50 feet on the westerly side of Miami Avenue, (erroneously referred to as Unnamed Avenue in the prior description and runs back between parallel lines 175 feet to low water mark of Cumberland River of which it shows 70 feet.

TRACT TWO

Land in Davidson County, Tennessee, being Lot Nos. 29 and 30 on the map showing J. H. Gothard's Subdivision of 9.08 acres in Pennignton's Bend, of record in Book 547, Page 79, Register's Office for said County.

Said Lots Nos. 29 and 30 front 50 feet each on the westerly side of Miami Avenue and run back between parallel lines 170 feet, more of less, to the lower bank of Cumberland River.

Being the same property conveyed to Susan Minzak by deed from John M. Way and wife, Adele Way, of record in Instrument No. 20040325-0033754 Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor nor that of her spouse or any dependants.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2657 Miami Avenue, Nashville, TN 37214

possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 19th day of March, 2004.

Susan Minzak

Susan Minzak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan Minzak, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 19th day of March, 2004.

Notary Public

My Commission expires 3/14/2005