FILE BOX 45

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 $230,000.00

Affiant

Subscribed and sworn to before me, this 19th day of April, 2004.

Notary Public
My commission expires: 1.27.07

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Precision Homes, Inc. 3332 Elm Hill Pike Nashville, TN. 37214	New Owner	52-13-40; 52-13-41; 52-13-42; 52-13-43; 52-13-44; 52-09-183; 52-09-184; 52-19-185; 52-19-186

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, Clare Lawicki and wife, Donna Lawicki, 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:

See Attached Exhibit "A"

Being the same property conveyed to Clare L. Lawicki and wife, Donna L. Lawicki, and Dane Lawicki and wife, Thelma Lawicki by deed from Mary Lou Resha, widow, of record in Book 5934, Page 652, Register's Office for Davidson County, Tennessee. Dane W. Lawicki conveyed his interest in subject property to Clare and Donna Lawicki by quitclaim deed of record in Book 9285, Page 210, said Register's Office. Being the same property conveyed to Clare and Donna Lawicki by quitclaim deed from Thelma Lawicki Cralle of record in Book 9285, Page 211, said Register's Office. Thelma Lawicki and Thelma Lawicki Cralle being one and the same person. Clare Lawicki and Clare L. Lawicki are one and the same person. Donna L. Lawicki and Donna Lawicki are one and the same person.

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 2628-2654 Miami Avenue, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and 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 April, 2004.

Clare Lawicki

Donna Lawicki

Davidson County DEEDWARR
Recvd: 04/21/04 10:38 3pgs
Fees:18.00 Taxes:851.00

20040421-0045210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clare Lawicki and Donna Lawicki, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, Tennessee, this 19th day of April, 2004.

Notary Public

My Commission expires

EXHIBIT "A"
LEGAL DESCRIPTION

Map #052-13-0 Parcels # 40, 44, 43, 42, 41

BEING Lots Nos. 46, 47, 48, 49, 50 and 51 on the Plan of Woodale Grove Annex of record in Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED, BUT EXPRESSLY EXCLUDED is the following described property found in Deed of record in Book 4002, Page 755, said Register's Office, and described as follows:

BEGINNING at a point, said point being the northwest corner of Lot No. 46, said point being in the southerly right-of-way line of Miami Avenue; thence easterly along the present southerly right-of-way line of Miami Avenue, 300 feet to a point; said point being the northeast corner of Lot No. 51; thence southerly along the easterly margin of Lot No. 51, 20 feet, more or less, to a point in the new proposed southerly right-of-way line of Miami Avenue; thence westerly along the new proposed southerly right-of-way line of Miami Avenue, 300 feet to a point in the westerly line of Lot No. 46; thence northerly along the westerly line of Lot No. 46, 27 feet, more or less, to the point of beginning.

Property Addresses: 2628, 2630, 2632, 2636, 2638 Miami Avenue - Nashville, TN 37214

Map #052-09-0 Parcel #186

BEING Lot No. 55 on the Plan of Woodale Grove Annex of record in Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED, BUT EXPRESSLY EXCLUDED is the following described property found in Deed of record in Book 4848, Page 932, said Register's Office, and described as follows:

BEGINNING at a point in the old Miami Avenue southerly margin, said point being1136.2 feet more or less from the right-of-way intersections of Woodale Lane and said Miami Avenue; thence continuing along said old Miami Avenue southerly boundary, north 39 deg. 38' 54" east, more or less, 50.00 feet to a point; thence leaving said right-of-way and continuing along the former line of Lot No. 56 and 55, south 49 deg. 01' 24" east, 21 feet more or less to a point in the new Miami Avenue southerly boundary; thence continuing along said new Miami Avenue southerly boundary and severing Lot 55, south 41 deg. 40' 54" west 50.00 feet to a point, said point being the new northeasterly corner of Lot No. 54; thence leaving said new boundary and continuing along the former line between Lots 55 and 54, north 49 deg. 04' 36" west, 20 feet more or less, to the point of beginning.

Property Address: 2648 Miami Avenue - Nashville, TN 37214

Map #052-09-0 Parcels #185, 184, 183

BEING Lot Nos. 56, 57, and 58 on the Plan of Woodale Grove Annex of record in Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED, BUT EXPRESSLY EXCLUDED is the following described property found in Deed of record in Book 4002, Page 770, said Register's Office, and described as follows:

BEGINNING at a point, said point being the northwest corner of Lot No. 56, said point being in the southerly right-of-way line of Miami Avenue; thence easterly along the present southerly right-of-way line of Miami Avenue, 150 feet to a point; said point being the northeast corner of Lot No. 58; thence southerly along the easterly margin of Lot No. 58, 30 feet, more or less, to a point in the new proposed southerly right-of-way line of Miami Avenue; thence westerly along the new proposed southerly right-of-way line of Miami Avenue, 150 feet to a point in the westerly line of Lot No. 56; thence northerly along the westerly line of Lot No. 56, 21 feet, more or less, to the point of beginning.

Property Addresses: 2650, 2652, 2654 Miami Avenue - Nashville, TN 37214