File #200440230



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,500.00.

Karen Lesley Hasty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/15/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Lesley Hasty	First Franklin Financial Corporation	Map: 164-10-A-114
(NAME) 4025 Pine Orchard Place	(NAME) 112 Town Park Drive, Ste G150	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Kennesaw, GA. 30144	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SOUTHERN HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **KAREN LESLEY HASTY, UNMARRIED**, hereinafter called the GRANTEE, 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. 320, on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 20000929-0096421, 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 portion of the same property conveyed to Summerfield Development, L.L.C., a Tennessee limited liability company, by Quitclaim Deed dated June 17, 1999 of record in Book 11571, Page 943 and further conveyed to Southern Home Builders, LLC by Warranty Deed of record in Instrument No. 20031121-0169990, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants and Homeowners' Association Applying to the Subdivision Named Summerfield of record in Book 11588, Page 484, as amended in Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260 and Instrument No. 20030527-0071168; Charter of Summerfield Homeowners' Association, Inc., of record in Book 11648, Page 660; as amended in Instrument No. 20010326-0028531; By-Laws of Summerfield Homeowners' Association, Inc. of record in Book 11648, Page 662, amended in Instrument No. 20010504-0046261; Easement granted Southern Bell Telephone and Telegraph Company of record in Book 1141, Page 327; Grant of Permanent Easement to Tennessee Telephone Company of record as Instrument No. 20000824-0083643; Storm Water Detention Agreement of record as Instrument No. 20000113-0004777; Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20000809-0079074; Easement for Sanitary Sewer of record as Instrument No. 20000913-0091248, Instrument No. 20000913-0091247 and Instrument No. 20000913-0091249; Open Spaces and Common Areas conveyed to Summerfield Homeowners' Association, Inc., a Tennessee Non-Profit Corporation of record as Instrument No. 20010514-0049520; any and all matters shown on plat of record in Instrument No. 20000929-0096421; 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 4025 Pine Orchard Place, Antioch, 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 GRANTEE, her heirs and assigns forever; and Grantors covenant with the said GRANTEE that they are lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Davidson County DEEDWARR
Recvd: 04/29/04 10:52 2pgs
Fees:13.00 Taxes:616.05
20040429-0048598

Witness our hands this 23rd day of April, 2004.

Southern Home Builders, LLC

By: Connie Gill, Authorized Agent

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Connie Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Southern Home Builders, LLC., the within named bargainor, a limited liability company, and that she as such Authorized Agent, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Authorized Agent.

Witness my hand and official seal, this 23rd day of April, 2004.

Notary Public

My Commission Expires: 5/15/04

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129