WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/04 08:18 2pgs
Fees:13.00 Taxes:721.50

20040507-0052107

KAY M. TENPENNY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. 2004

My Commission Expires SEPT. 25, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 195,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF APRIL, 2004

NOTARY PUBLIC

MY COMMISSION EXPIRES Sept. 25, 2004

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00236

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Southern Home Developers, LLC	same	MAP:104-06
1133 Burlingame Court		Parcel:99.00
Antioch, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALBERT F. AYER AND WIFE WILLIE M. AYER, ALSO KNOWN AS LOUISE AYER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SOUTHERN HOME DEVELOPERS, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3319 Acklen Avenue, Nashville, TN 37212

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 30th day of April, 2004.

Albert F. Ayer by Connie Jo Long, Attorney in Fact

Willie M. Ayer, also known as Louise Ayer by Connie Jo Long, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 30th day of April, 2004, before me personally appeared Connie Jo Long to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Albert F. Ayer and Willie M. Ayer, also known as Louise Ayer and acknowledged that executed the same as the free act and deed of said Albert F. Ayer and Willie M. Ayer, also known as Louise Ayer.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

EXHIBIT A - LEGAL DESCRIPTION

Lot 81 on the Map of Bransford Realty Company's Subdivision of West End Heights as of recordin Book 332, Pages 124 and 125, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Albert F. Ayer and wife Willie M. Ayer by Warranty Deed from George E. Reese and wife, Irene M. Reese of record in Book 1945, Page 553, Register's Office for Davidson County, Tennessee, date executed 03/22/51, date filed 03/27/51.

Willie M. Ayer and Louise Ayer are one and the same person.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Albert F. Ayer and Willie M. Ayer, also known as Louise Ayer pursuant to a power of attorney executed by the same on April 26, 2004, and being filed for in Instrument # 20040507-0052106, Register's Office for Davidson County, Tennessee.