File Box
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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/14/04 13:06 2pgs
Fees:13.00 Taxes:222.00

20040514-0056898

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May 2004

Notary Public

MY COMMISSION EXPIRES: November 24, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franklin Heritgage Homes, LLC (NAME)	Danco Property Investments, LLC (NAME)	MAP 172-14-B
209 Gothic Court (ADDRESS)	209 Gothic Court (ADDRESS)	PARCEL 90
Franklin, TN 37067 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Danco Property Investments, L.L.C.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Franklin Heritgage Homes, LLC

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

Being Lot No. 90, on the plan of Winfield Park, Phase 1, Section 1, of record in Book 9700, pages 765, 766, 767 and 768, as revised in Plat Instr. No. 20010313- 0024108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accuracte description.

BEING the same property conveyed to Danco Property Investments, L.L.C. by deeds of record in Book 10937, Page 835, Book 10937, Page 839, Book 10937, Page 843 of record in Book 11357, Page 909, Register's Office, Davidson County, Tennessee.

The above legal description was obtained from the plan of record.

This conveyance is subject to the taxes for the year 2004, prorated and assumed by the Grantees; all matters as set out on the above referenced plans; Declaration, Covenants and Conditions as set out in Book 11113, page 691 and By-laws in Book 11113, page 717; Assessment for Homeowners Association dues, if any; Sanitary Sewer Easement as set out in Book 11124, page 852, BellSouth Telecommunications, Inc. Easement of record in Book 11628, page 204, and Open Space Deed of record in Instr. No. 20020515-0059528, said Register's Office.

unimproved (X)
This is improved ( ) property, known as 4520 Winfield Drive, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 12th day of May, 2004

Danco Property Investments, L.L.C.
By:
Austin Daniel, Managing Member

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Austin Daniel and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Managing Member and _____ respectively of the Danco Property Investments, the within named bargainor, and corporation, and that he as such Managing Member and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Austin Daniel as such Managing Member, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 12th day of May 2004.

My commission expires November 24, 2007

Ann B Waddell
Notary Public

ANN B. WADDELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN