PICK-UP

Davidson County DEEDWARR
Recvd: 06/01/04 11:55 2pgs
Fees:13.00 Taxes:38.85
20040601-0063767

This instrument prepared by:
Benchmark Title Company
110 Court Square - P.O. Box 39
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S)
ADVANCE HOUSING CONCEPTS LLC
780 North Leath Road
Portland, TN 37148

MAP/PARCEL: 060-16-0-139.00

FOR AND IN CONSIDERATION of TEN THOUSAND FIVE HUNDRED ($10,500.00) DOLLARS, cash in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which are hereby acknowledged in full, I, ***HERSCHEL H. MEEK,*** *by my power of attorney, Edward W. Meek, of record as Instrument #20031008-0149170, Register's Office, Davidson County, TN,* have bargained and sold, and by these presents do transfer and convey unto, ***ADVANCE HOUSING CONCEPTS, LLC,*** it representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the West 48 feet of Lot No. 93 on the Plan of Capitol View Subdivision, of record in Book 974, pages 52 and 53, Register's Office for said County.

Being the same property conveyed to Herschel Meek, a single person, by deed of record as instrument No. 20031218-0180385, said Register's Office.

Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4154, Page 85, RODC, TN.

Possession with deed.

2004 taxes shall be prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***ADVANCE HOUSING CONCEPTS, LLC,*** its representatives and assigns, forever. And I covenant with the said, ***ADVANCE HOUSING CONCEPTS, LLC,*** that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it and the same is unencumbered, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And I, do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said, ***ADVANCE HOUSING CONCEPTS, LLC,*** its representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, this 27th day of May, 2004.

Herschel H. Meek
HERSCHEL MEEK

by Edward W. Meek POA
By Edward W. Meek, Power of Attorney

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and county, personally appeared, ***Edward W. Meek,*** 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 Herschel H. Meek acknowledged that such person executed the same as the free act and deed of Herschel H. Meek.

Witness my hand and official seal at office in Portland, Tennessee, this the 27th day of May, 2004.

Teresa A. Brown
NOTARY PUBLIC

TERESA A. BROWN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

MY COMMISSION EXPIRES: 04/03/05

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $10,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Roger Hollins
AFFIANT

Subscribed and sworn to before me this 27th day of May, 2004.

Teresa A. Brown
REGISTER OR NOTARY

TERESA A. BROWN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

MY COMMISSION EXPIRES: 04/03/05

jb/RE-6195