Davidson County DEEDWARR
Recvd: 06/07/04 10:40 2pgs
Fees:13.00 Taxes:1924.00
20040607-0066738

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel 159-6-7

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
SunTrust Mortgage, Inc.	**RICHARD A. DAVIS and BETH DAVIS**	
201 4th Aven N./7th Floor	**1220 Taggartwood Road**	
Nashville, TN 37219	**Nashville, Tennessee 37027**	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **(Ten Dollars)**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PRIME MOTIVE BUILDERS LLC**, a Tennessee Limited Liability Company, have bargained and sold and by these presents do transfer and convey unto **RICHARD A. DAVIS and BETH DAVIS, Husband and Wife as Tenants by the Entirety, their** heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Taggartwood as of record in Book 4175, page 60, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Taggartwood Road, at the corner of Lots Nos. 23 and 24; thence with the line between said two lots South 1 deg. 27' East 67.2 feet; thence South 88 deg. 32' West 401.87 feet; thence North 4 deg. 29' West 260 feet to the corner of Lots Nos. 22 and 23; thence with the line between said two lots South 72 deg. 59' East 388.16 feet to the westerly margin of Taggartwood Road; thence with the same with a curve southeasterly 94.66 feet to the beginning.

Being the same property conveyed to Prime Motive Builders, LLC by deed from Nancy S. Helt, Trustee of record in Instrument No. 20030423-0054076, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees, their heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2004 Davidson County taxes are a lien but are not due yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Taggartwood, of record in Plat Book 4175, page 60, Register's Office of Davidson County, Tennessee.

3. Restrictive covenants of record in Book 4173, page 194 and Book 4392, page 73, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set our signature, this the **28th** day of **May, 2004**.

PRIME MOTIVE BUILDERS LLC
A Tennessee Limited Liability Company

By: _____
GILES D. GARRETT, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **GILES D. GARRETT,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Chief Manager, the within-named bargainor, a corporation, and that he as such Chief Manager, respectively, being authorized so to do, executed the forgoing instrument for the purposes therein contained, by signing the name of Prime Motive Builders, LLC by himself as Chief Manager, respectively.

WITNESS my hand and seal, at office, on this **28th** day of **May, 2004**.

My Commission Expires:
1-16-08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$520,000.00**.

_____
Affiant

Sworn to and subscribed before me on this **28th** day of **May, 2004**.

My Commission Expires:
3-10-07

_____
Notary Public

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.