Davidson County DEEDWARR
Recvd: 06/09/04 11:46 3pgs
Fees:18.00 Taxes:273.80
20040609-0068198

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: 44-5 PARCEL: 115

FOR AND IN CONSIDERATION of SEVENTY FOUR THOUSAND ($74,000.00) DOLLARS, cash in hand paid by the Grantees to the Grantors, the receipt and sufficiency of which are hereby acknowledged in full, We, ***THOMAS L. ANDERSON and wife, KATHERINE L. ANDERSON, by and through her attorney in fact of record in instrument #20040609-0068197, Davidson County, Tennessee.,*** have bargained and sold, and by these presents do transfer and convey unto, ***ADVANCE HOUSING CONCEPTS, LLC***, its representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 71, on the plan of the Map of a part of Rayon City, of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the property conveyed to Thomas L. Anderson and wife, Katherine L. Anderson by Warranty Deed from Charles E. Evans and wife, Jo H. Evans dated March 31, 2003, recorded on April 2, 2003, in Instrument #20030402-0043677, Register's Office of Davidson County, Tennessee.

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 we covenant with the said, ***ADVANCE HOUSING CONCEPTS, LLC,*** 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, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our 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 OUR HANDS, this 4 day of June, 2004.

THOMAS L. ANDERSON

KATHERINE L. ANDERSON
By
Thomas L. Anderson, Attorney in fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and county, personally appeared, ***THOMAS L. ANDERSON,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Portland, Tennessee, this the 4 day of June, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-1-06

STACEY FRYE NOTARY PUBLIC AT LARGE MACON CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 4 day of June, 2004, before me personally appeared Thomas L. Anderson, to me known or proven satisfactory evidence to be the person who executed the foregoing instrument on behalf of Katherine L. Anderson and acknowledged that he executed the same as the free act and deed of said Katherine L. Anderson.

Witness my hand and official seal at Portland, Tennessee, this the 4 day of June, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-1-04

STACEY FRYE NOTARY PUBLIC AT LARGE MACON CO. TENNESSEE

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 $74,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 4 day of June, 2004.

REGISTER OR NOTARY

MY COMMISSION EXPIRES: 2-1-06

sdf/RE-6213

