This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
John M. Hartley
101 CRESTVIEW CT.
FRANKLIN, TN 37064

SEND TAX BILL TO:
Owner

MORTGAGEE:
Peoples Choice Home Loan, Inc.
7515 Irvine Center Drive
Irvine, CA 92618

MAP 119-3
GROUP
PARCEL 172

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Spring Hill Land Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **John M. Hartley, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Resubdivision of Plus Park, Section 15, of record in Plat Book 5210, page 106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 6 fronts 60 feet on the easterly margin of Plus Park Blvd. and extends back 205.51 feet on the northerly line and 208.22 feet on the southerly line to a dead line in the rear measuring 45.11 feet thereon.

Being the same property conveyed to Spring Hill Land Company by deed from K. P. Channabasappa and wife, Saramangala C. Channabasappa of record in Book 6814, page 721, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 276 Plus Park Blvd., Nashville, Tennessee 37217.

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",his heirs and assigns , forever, and, 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 warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Davidson County DEEDWARR
Recvd: 06/15/04 15:05 2pgs
Fees:13.00 Taxes:429.20
20040615-0070819

WITNESS my hand this the 4th day of June, 2004.

Spring Hill Land Company

By: _____
O. Porter Stark, III, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **O. Porter Stark, III** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **Spring Hill Land Company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 4th day of June, 2004.

_____
Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $116,000.00.

_____
AFFIANT

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

_____
Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004