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

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
C4TN02434

ADDRESS NEW OWNER:
Audrey Farrell
113 Canton Court
Goodlettsville, TN 37072

SEND TAX BILL TO:
SunTrust Mortgage, Inc.
201 4th Avenue N., 7th Floor
Nashville, TN 37219

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 06/16/04 15:14 2pgs
Fees:13.00 Taxes:603.66
20040616-0071435

MAP	**26-6**
GROUP	**A**
PARCEL	**40.00**

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, **Dial Properties, LLC** , hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Audrey Farrell,** unmarried , hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being **Lot No. 40** on the Final Plat for The Townhomes at Windsor Green, Phase 1, Section 2, of record in Instrument No. 20030417-0051548, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being a part of the same property conveyed to Dial Properties, LLC by Special Warranty Deed from USI Properties, Inc., dated February 26, 1998, of record in Book 10832, page 144, 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 113 Canton Court, Goodlettsville, TN 37072.

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, her 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 heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 the 1st day of June, 2004.

Dial Properties, LLC

Donna Dial Member

By: Donna Dial, Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared, **Donna Dial,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged him/herself to be a **Member** of **Dial Properties, LLC**, the within named bargainor, a limited liability company, and that he/she as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the limited liability company as such authorized Member.

WITNESS my hand and official seal this 1st day of June, 2004.

M L Nichols

NOTARY PUBLIC

My Commission Expires: 8-14-05

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $163,150.00.

Sandi M. Clark

AFFIANT

Subscribed and sworn to before me on this 1st day of June, 2004.

Pamela B. Matheney

NOTARY PUBLIC

My Commission Expires:

PAMELA B. MATHENEY NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES NOV. 27, 2004 DAVIDSON COUNTY, TN