This Instrument Was Prepared By:
Joe G. Bagwell, Attorney
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923
2003070384

RETURN TO:
AMERICAN MORTGAGE CLOSERS
5110 MARYLAND WAY, STE 320
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 06/21/04 15:34 3pgs
Fees:18.00 Taxes:574.43
20040621-0073316

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Crestmark Homes, LLC.** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Jason Anderson, unmarried and Stefanie James, unmarried** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 11 day of February, 2004.

Crestmark Homes, LLC
BY: Mark Patton
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, MARK PATTON with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Chief Manager of **Crestmark Homes, LLC**, the within named bargainor, a corporation, and that as such officer with full authority to do so, executed the foregoing instrument for the purpose therein contained, by personally singing the name of the corporation by himself/herself as such offer.

Witness my hand and official seal this 11 day of February, 2004.

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TENN.

Notary Public

My Commission Expires: 5.22.04

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$155,250.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 11 day of February, 2004.

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TENN.

Notary Public

My Commission Expires: 5.22.04

Map and Parcel: 182-06-0-A-25.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Jason Anderson and Stefanie James
7867 Rainey Drive
Antioch, Tennessee 37013

Exhibit "A"

Land in Davidson County, Tennessee, Being Lot No. 25 on the Plan of OLD HICKORY HILLS, SECTION ONE, a Planned Unit Development, of record in Instrument Number 20011023-0115382, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Crestmark Homes, LLC, from Dustin Dowling by Quitclaim Deed dated February 11, 2004, recorded _____ simultaneously herewith in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Map and Parcel 182-06-0-A-25.00 *20040621-0073315

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.