Davidson County DEEDWARR
Recvd: 06/23/04 13:55 2pgs
Fees:13.00 Taxes:481.00
20040623-0074562

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: 26-6 PARCEL: 118

FOR AND IN CONSIDERATION of ONE HUNDRED THIRTY THOUSAND ($130,000.00) DOLLARS, cash in hand paid by the Grantees to the Grantors, the receipt and sufficiency of which are hereby acknowledged in full, We, ***J. MICHAEL ZANGARDI and wife, TRUDI ZANGARDI,*** 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. 347 on the Plan of Windsor Green, Phase II, Section III, of record in Plat Book 6900, Page 845, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the property conveyed to J. Michael Zangardi and wife, Trudi Zangardi by Warranty Deed from Glenn A. Sircar and wife, Pirty Lata Sircar, dated July 31, 1998, recorded on August 11, 1998, in Book 11060, Page 856, Register's Office of Davidson County, Tennessee.

Possession with deed.

2004 taxes shall be paid by the Grantees.

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 22nd day of June, 2004.

J. MICHAEL ZANGARDI

TRUDI ZANGARDI

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and county, personally appeared, ***J. MICHAEL ZANGARDI and wife, TRUDI ZANGARDI,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

22nd Witness my hand and official seal at office in Portland, Tennessee, this the day of June, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/2/05

ANGELA L. AUSTIN 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 $130,000.00, 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 22nd day of June, 2004.

REGISTER OR NOTARY

MY COMMISSION EXPIRES: 8/2/05

sf/RE-6244 deed

ANGELA L. AUSTIN NOTARY PUBLIC AT LARGE MACON CO., TENNESSEE