Davidson County DEEDWARR
Recvd: 07/12/04 10:24 4pgs
Fees:23.00 Taxes:151.70
20040712-0082437

GENERAL WARRANTY DEED

FROM: Harold D. Clark
Jeanette W. Clark,
Grantors

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
Suite 1800
424 Church Street
Nashville, Tennessee 37219

TO: Dan Eaton, d/b/a Vintage Builders,
Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
1519 Russell Street Nashville, TN 37210	new owner	17-0-43.01 17-0-354

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty-One Thousand and No/100 Dollars ($41,000.00).

Melanie Eaton
Affiant

LOU ANN BASHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO before me, this the 25th day of June, 2004.

Lou Ann Basham
Notary Public

My Commission Expires: My Commission Expires NOV. 24, 2007

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Harold D. Clark and Jeanette W. Clark, husband and wife, ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Dan Eaton, d/b/a Vintage Builders ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 3030 Freeman Hollow Road, Goodlettsville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 25th day of June, 2004.

Harold D. Clark

Jeanette W. Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lou Ann Basham, a Notary Public of said County and State, Harold D. Clark, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, this 25th day of June, 2004.

LOU ANN BASHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

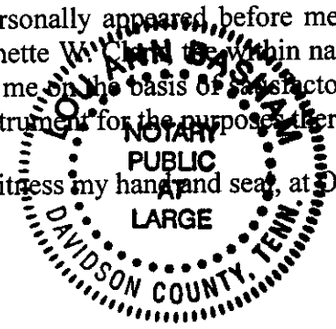
Notary Public

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Witness my hand and seal, at Office in Nashville, this 25th day of June, 2004.



Lou Ann Basham
Notary Public

My Commission Expires: My Commission Expires NOV. 24, 2007

02000N:041150:585782:1:NASHVILLE
6/25/04

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Eaton Estates, of record as Instrument No. 20040528-0063114, and as revised at Instrument No. 20040616-0071069, in the Register's Office of Davidson County, Tennessee.

Being part of the property conveyed to Harold D. Clark and wife, Jeanette W. Clark, by deed from Robert E. Frey and wife, Donna D. Frey, of record as Instrument No. 20031209-0176497, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Taxes for 2004 constitute a lien.

2. All matters as shown on the plan of record filed as Instrument No. 20040528-0063114 and revised in 20040616-0071069, said Register's Office.

3. TVA transmission line in Book 3249, page 504, said Register's Office.