FILE NUMBER
248125(2)

| This Instrument Prepared By: | Owner: | Send Tax Bills To: |
|---|---|---|
| R. W. Hardison, Attorney at Law<br>506 N. High Street<br>Post Office Box 1967<br>Columbia, TN 38401 | Equity Builders Group, LLC<br>109 Holiday Court, Suite B-5<br>Franklin, TN 37067 | Equity Builders Group, LLC<br>109 Holiday Court, Suite B-5<br>Franklin, TN 37067 |

# GENERAL WARRANTY DEED

This indenture is made and entered into this 30th day of June, 2004 between Ole South Properties, Inc. (hereinafter referred to as "GRANTOR") and Equity Builders Group, LLC (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

TRACT 1:

Lots 150, 151, 152, 153, 163, 164, 165, 167, 168, 327, 328 and 332 of the Cambridge Forest Planned Unit Development, Phase 3, as shown by a map of record in Instrument No. 20010628-0068483 as amended in Instrument No. 20020503-0054630 in the Davidson County, Tennessee Register of Deeds office.

INCLUDED herewith is an undivided interest in the planned unit development common area.

BEING a portion of the same property conveyed to Ole South Properties, Inc. by instrument of record in Book 20020221-0022799 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 149.15-0-A-286.00 (Lot 150)
Tax Parcel # 149.15-0-A-285.00 (Lot 151)
Tax Parcel # 149.15-0-A-284.00 (Lot 152)
Tax Parcel # 149.15-0-A-283.00 (Lot 153)
Tax Parcel # 149.15-0-A-273.00 (Lot 163)
Tax Parcel # 149.15-0-A-272.00 (Lot 164)
Tax Parcel # 149.15-0-A-271.00 (Lot 165)
Tax Parcel # 149.15-0-A-269.00 (Lot 167)
Tax Parcel # 149.15-0-A-168.00 (Lot 168)
Tax Parcel # 149.15-0-A-244.00 (Lot 327)
Tax Parcel # 149.15-0-A-243.00 (Lot 328)
Tax Parcel # 149.15-0-A-239.00 (Lot 332)

Davidson County DEEDWARR
Recvd: 07/14/04 10:00 2pgs
Fees:13.00 Taxes:1202.50
20040714-0083726

TRACT 2:

Lot 329 of the Cambridge Forest Planned Unit Development, Phase 3, as shown by a map of record in Instrument No. 20010628-0068483 in the Davidson County, Tennessee Register of Deeds office.

INCLUDED herewith is an undivided interest in the planned unit development common area.

BEING the same property conveyed to Ole South Properties, Inc. by instrument of record in Book 20020221-0022800 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 149.15-0-A-242.00 (Lot 329)

The above-described property is a portion of the same property contained in the prior deed and has been taken from the afore-mentioned plat.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Ole South Properties, Inc.

BY: _____
Timothy Hensley, CFO

STATE OF TENNESSEE )
)
COUNTY OF Williamson )

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Timothy Hensley, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Chief Financial Officer of Ole South Properties, Inc., being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by him or herself as such officer.

Witness my hand and seal at office in the aforesaid state and county this 30 day of June, 2004.

SEAL

_____
NOTARY PUBLIC
COMMISSION EXPIRES: 2-20-2007

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $325,000.00.

_____
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 30 DAY OF June, 2004.

SEAL

_____
NOTARY PUBLIC
COMMISSION EXPIRES: 2-20-2007