STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of July, 2004.

Notary Public

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 3-22-08

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/04/04 15:11 2pgs
Fees:13.00 Taxes:321.90
20040804-0093835

ADDRESS NEW OWNER(S) AS FOLLOWS:
Dan Frantz
810 Bellevue Road Unit #144
Nashville, Tennessee 37221

SEND TAX BILLS TO:
CountryWide Home Loans
750 Old Hickory Blvd. Ste. 180
Brentwood, TN 37027

MAP-PARCEL NUMBERS:
142-060-A-144.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carson P. Kemp** hereinafter referred to as Grantors, hereby transfers and conveys to **Dan Frantz, a single man** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Unit 144, Building 12, Garage 3 on the Plan of Peppertree Creekside Meadows Condominiums, as of record in Plat Book 4675, Pages 128-130, Register's Office for Davidson, County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carson P. Kemp by Warranty Deed from Shani M. Herget, a single person, of record in Instrument No. 20020208-0017535, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 810 Bellevue Road Unit #144, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their 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 30th day of July, 2004.

Carson P. Kemp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carson P. Kemp, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2004.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05

RETURN TO:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067

10952-BW