FILE BOX 30

Davidson County DEEDWARR
Recvd: 08/09/04 08:44 2pgs
Fees:13.00 Taxes:691.53

20040809-0095444

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $186,900.00.

Subsribed and sworn before me this the 30th day of July, 2004.

MEREDITH L. SHRADER NOTARY PUBLIC AT LARGE GILES COUNTY, TN (Affix Seal)

MEREDITH L. SHRADER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 18, 2005

April Anderson
Affiant

Meredith L Shrader
Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 400570
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Matthew S. Meguiar and Brigid L. Harmon
6824 Scarlet Ridge Drive
Brentwood, TN 37027

Send tax bills to:
Georgia C. Meguiar and
1213 Buckhead Drive
Brentwood, TN 37027

Map 181-10-A Parcel 145

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Corinthian Custom Homes, Inc.

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Matthew S. Meguiar, unmarried and Brigid L. Harmon, unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 301 on the Plan of Final Plat Phase Three Autumn Oak Subdivision as shown on plat of record in Instrument Number 20031029-0159380, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Corinthian Custom Homes, Inc. by Quitclaim Deed dated November 3, 2003 of record in Instrument Number 20031105-0162356, said Register's Office.

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 6824 Scarlet Ridge Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it , and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 30th day of July, 2004.

Corinthian Custom Homes, Inc.

BY: _____
John Bell, Settlement Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, John Bell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Settlement Officer of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

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

My commission expires:

MEREDITH L. SHRADER NOTARY PUBLIC AT LARGE GILES COUNTY, TN

MEREDITH L. SHRADER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 18, 2005

Meredith L Shrader

Notary Public