This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jeffrey D. Black
5587 Hill Road
Brentwood, Tennessee 37027

MORTGAGEE:
Franklin American Mortgage
501 Corporate Center Drive
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 08/09/04 10:15 2pgs
Fees:13.00 Taxes:1336.63
20040809-0095607

SEND TAX BILL TO:
same as mortgagee

MAP	**160-16**
GROUP	**B**
PARCEL	**53**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Santoro Custom Builders, Inc.,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jeffrey D. Black and wife, Dolores A. Black**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plat of Revision One, Section One, Brentwood Chase Subdivision, of record in Plat Book 9700, page 936, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being a part of the same property conveyed to Santoro Custom Builders, Inc. by deed from Wilson Concord, L.P. of record in Instr. 20030924-0141514, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 5587 Hill Road, Brentwood, Tennessee 37027.

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same i s u nencumbered u nless o therwise h erein s et o ut; a nd, G RANTOR d oes f urther covenant and bind itself, its successors 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 the 21 day of July, 2004.

Santoro Custom Builders, Inc.

By: _____
Stacy J. Santoro, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Stacy J. Santoro** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **Santoro Custom Builders, Inc.**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 21 day of July, 2004.

_____
NOTARY PUBLIC

My Commission Expires: 8-14-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $361,250.00.

_____
AFFIANT

Subscribed and sworn to before me on this 27th day of July, 2004.

_____
NOTARY PUBLIC

My Commission Expires: 5/24/2008