BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $335,000.00.

Affiant

Subscribed and sworn to me on August 17, 2004.

NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 08/18/04 11:09 2pgs
Fees:13.00 Taxes:1239.50

20040818-0099787

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20285SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John G. Logan, III Susan S. Logan 7821 Indian Springs Drive Nashville, TN 37221	ABN AMRO MORTGAGE GROUP P.O. Box 57068 Ivine, CA 92619-7068	128-10-A-47CO

FOR AND IN CONSIDERATION 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, John K. Colvin and wife, Sherrie R. Colvin, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John G. Logan, III and wife, Susan S. Logan, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section Two, Pine Forest, of record in Book 11700, pages 3, 4, 5 & 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John K. Colvin and Sherrie R. Colvin, husband and wife, by Deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation, dated August 13, 2001, of record as Instrument No. 20010821-0090449, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 11700, pages 3, 4, 5 and 6, Register's Office for Davidson County, Tennessee; and
3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction, of record in Book 11072, page 248, as amended in Book 11515, page 987, Register's Office for Davidson County, Tennessee; and
4. Quitclaim Deed for open spaces of record as Instrument No. 20030114-0005647, Register's Office for Davidson County, Tennessee; and
5. Charter of The Pine Forest Homeowners' Association, of record in Book 11092, page 155, Register's Office for Davidson County, Tennessee; and
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7821 Indian Springs Drive, Nashville, TN 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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on August 17, 2004.

John K. Colvin

Sherrie R. Colvin

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 12, 2004, before me personally appeared John K. Colvin and Sherrie R. Colvin to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 17, 2004.

NOTARY PUBLIC

My Commission Expires: 3/22/08

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE