Davidson County DEEDWARR
Recvd: 08/19/04 10:27 3pgs
Fees:18.00 Taxes:64.75

20040819-0100253

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $17,500.00

Affiant

Subscribed and sworn to before me, this 18 day of August, 2004.

Notary Public
My commission expires: 11-27-2006

ROBBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

06-0408-71378

Address of New Owner:	Send Tax Bills to:	Tax Information
EB Homes 6143 N. New Hope Road Hermitage, TN 37076	(SAME)	087-09-0-085.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lane Family Partners, L.P., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to E.B Homes, Inc., hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See attached Exhibit "A"

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.

This property is improved property known as Lot 30 Myra Drive, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 18 day of August, 2004.

Raymond D. Lane
General Partner
Lane Family Partners, L.P.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Raymond D. Lane, General Partner of Lane Family Partners, L.P., with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner of Lane Family Partners, L.P. and that he is authorized by Lane Family Partners, L.P. to execute this instrument on its behalf by himself as such General Partner.

Witness my hand in Mt. Juliet, TN, this 18 day of August, 2004.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

EXHIBIT "A"

A tract of land situated in the 13th Councilmanic District of Davidson County, Tennessee, being the remainder of The Regent Park Land Company, Inc. Property and recorded in Deed Book 6410, Page 526, and Book 6411, Page 662, and described according to an unrecorded survey, dated May 30, 1990, by John D. McCormick, Registered Land Surveyor, as follows:

Beginning at a point in the westerly margin of New Hope Road, said point being 80.08 feet N 5 deg. 14' 56" E from the northeasterly corner of the M.J. Peach Property as recorded in Book 1553, Page 471; thence along a curve to the left, with a radius of 25 feet, a distance of 37.03 feet; thence along a curve to the right, with a radius of 387.65 feet, a distance of 125.37 feet; thence S 5 deg. 45' 38" W, a distance of 117.49 feet to a point in the northerly margin of the said M.J. Peach Property; thence N 85 deg. 12' 46" W a distance of 526.50 feet; thence S 7 deg. 47' 06" W a distance of 121.23 feet; thence S 0 deg. 16' 44" W a distance of 99.26 feet; thence S 4 deg. 14' 48" W a distance of 201.21 feet to a point in the northerly margin of Valley Grove Subdivision; thence N 45 deg. 51' 28" W a distance of 123.33 feet; thence N 50 deg. 41' 09" W a distance of 125.46 feet; thence N 68 deg. 22' 13" W a distance of 278.77 feet; thence N 28 deg. 46' 21" W a distance of 56.26 feet; thence N 61 deg. 13' 39" W a distance of 161.10 feet; thence S 28 deg. 40' 09" W a distance of 186.56 feet to a point in the R.C. Frierson Property; thence N 4 deg. 31' 03" E a distance of 255.17 feet; thence N 5 deg. 17' 54" E a distance of 931.99 feet; thence S 85 deg. 33' 20" E a distance of 659.76 feet; thence N 4 deg. 49' 33" E a distance of 111.31 feet; thence S 84 deg 55' 43" E a distance of 455.11 feet; thence S 4 deg. 58' 13" W a distance of 114.67 feet; thence S 84 deg. 55' 43" E a distance of 199.50 feet; thence along a curve to the left, with a radius of 25 feet, a distance of 39.19 feet to a point in the westerly margin of New Hope Road; thence along westerly margin of New Hope Road S 5 deg. 14' 56" W a distance of 884.37 feet to the point of beginning,and containing 33.33 acres, more or less.

The above described property is subject to a 20 foot Sanitary Sewer Easement along the westerly margin of said property running from The Alex Zanetis Property to The Valley Grove Subdivision.

Being part of the same property conveyed to Lane Family Partners, L.P. by deed from Raymond D. Lane, Sr. and Audrey J. Lane (aka Juanita D. Lane), dated 12/16/94 of record in Book 9550, Page 330, Register's Office for Davidson County, Tennessee.