THIS INSTRUMENT WAS PREPARED SOLEY FROM INFORMATION PROVIDED BY THE PARTIES

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2 DAY OF September 2004

Notary Public

MY COMMISSION EXPIRES: 9-24-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin Daniel (NAME)	Austin Daniel (NAME)	MAP 181-03-A
209 Gothic Ct STE 108 (ADDRESS)	209 Gothic Ct STE 108 (ADDRESS)	PARCEL 115
Franklin TN 37067 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Franklin Heritage Homes, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Austin Daniel

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 115, on the Plan of Indian Creek, Section Five, of record in Plat Instr. No. 20030424-0055115, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING property conveyed to Franklin Heritage Homes, LLC by deed from Eugene T. Collins, an unmarried man, of record in Instr. No. 20030515-0066648, Register's Office, Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/08/04 08:10 2pgs
Fees:13.00 Taxes:536.50
20040908-0108094

This is improved (X) unimproved ( ) property, known as 6972 Calderwood Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 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 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 2ND day of September '04

Franklin Heritage Homes, LLC

By:

Austin Daniel, Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____the undersigned_____ a Notary Public within and for the State and County aforesaid, personally appeared _____Austin Daniel_____ and _____ with whom I am personally acquainted and who upon ____his____ oath(s) acknowledged ____himself____ to be the _____Chief Manager_____ and _____ respectively of the _____Franklin Heritage Homes, LLC_____ the within named bargainor, and corporation, and that ____he____ as such _____Chief Manager_____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____Austin Daniel_____ as such _____Chief Manager_____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____Brentwood, Tennessee_____ on this the ____2____ day of ____September____ ____2004____.

My commission expires ____9-24-2005____ _____Betty Leconte_____
Notary Public

