File #200450372

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,422.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Cowan	Available Mortgage Funding,LLC	Map 41-3-A
(NAME) 1305 Goodmorning Drive	(NAME) 17300 North Dallas Parkway, Ste 1050	Parcel 011.00
(ADDRESS) Nashville TN 37207	(ADDRESS) Dallas, Texas 75248	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **MCCAIN CUSTOM BUILDERS, INC, A TENNESSEE CORPORATION,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **JACK COWAN, MARRIED,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 11, on the Final Plat, Section One, Vantage Pointe, (formerly North Forty), as shown by plat appearing of record in Instrument No. 20031017-0154221, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to J & L Land Company, L.L.C. by Warranty Deed dated July 1, 1998 of record in Book 11011, Page 102, and being a part of the same property conveyed to GENERAL CONSTRUCTION COMPANY, INC., a Tennessee corporation by Quitclaim Deed dated December 27, 2002 of record in Instrument No. 20021230-0161910, and being the same property further conveyed to McCain Custom Builders, Inc., by Warranty Deed dated January 8, 2004 of record in Instrument No. 20040121-0007853, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Restrictive Covenants of record in Instrument No. 20031009-0150482; all matters shown on plat of record in Instrument No. 20031017-0154221; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1305 Goodmorning Drive, Nashville, TN 37207
(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 GRANTEE, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that it is 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 except for the current year property taxes which are being prorated between the parties and Grantor agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the 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.

Davidson County DEEDWARR
Recvd: 09/27/04 13:50 2pgs
Fees:13.00 Taxes:504.76
20040927-0116140

Witness our hands this 24th day of September, 2004.

McCain Custom Builders, Inc

By: Gary McCain
Its: President

STATE OF Tennessee

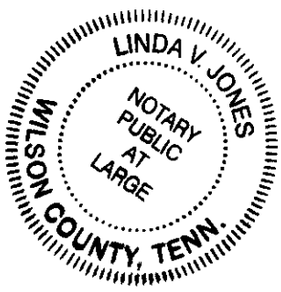
COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Gary McCain with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of McCain Custom Builders, Inc, the within named bargainor, a corporation, and that he as such President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal, this 24th day of September, 2004.

Notary Public

My Commission Expires: 7-23-05



(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076