Record and Return To:
Hallmark Title Company
1000 Northchase Drive, Suite 100
Goodlettsville, TN 37072

ADDRESS NEW OWNER AS
SHOWN BELOW:
AMANDA K. BASKIN
304 McCoin Drive
Goodlettsville, TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

Davidson County DEEDWARR
Recvd: 10/07/04 08:54 2pgs
Fees:13.00 Taxes:443.95
20041007-0120961

MAP PARCEL NUMBER:
25 - 4 - 59

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETEEN THOUSAND NINE HUNDRED EIGHTY SIX DOLLARS ($119,986.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, STUPKA INC., hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to AMANDA K. BASKIN, unmarried, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Franklin Heights at Goodlettsville, Tennessee, of record in Book 2083, Page 91, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Stupka Inc. by deed dated May 28, 2004 of record in Instrument No. 20040603-0065287, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 304 McCoin Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Send tax bills to:
National Bank of Commerce
P. O. Box 30046
Durham, NC 27702-3046

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 30 day of September, 2004.

STUPKA INC.

By: Dan Stupka Pres

Title: President / CEO

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Dan Stupka, 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 STUPKA INC., the within named bargainor, a corporation, and that he as such president, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as president.

Witness my hand and seal at office, this 30 day of September, 2004.

NOTARY PUBLIC

My Commission Expires:

10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF ~~SUMNER~~ DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $119,986.00.

AFFIANT

Subscribed to and sworn before me, this the 30th day of September, 2004.

NOTARY PUBLIC

My Commission Expires:

11-27-04

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Expires Nov. 27, 2004

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989