Davidson County DEEDWARR
Recvd: 11/03/04 10:05 2pgs
Fees:13.00 Taxes:739.63

20041103-0132274

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $199,900.00.

Subsribed and sworn before me this the 28th day of October, 2004.

JENNIFER CROWELL
NOTARY PUBLIC
AT LARGE
LEWIS COUNTY, TN

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 400869
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Phillip S. Denny
6816 Scarlet Ridge Drive
Brentwood, TN 37027-8820

Send tax bills to:
Countrywide Home Loans, Inc.
3011 Armory Drive, Ste 120
Nashville, TN 37204

Map 181-10-A Parcel 143

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Corinthian Custom Homes, Inc

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Phillip S. Denny and wife, Jennifer Denny

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 303 on the Plan of Final Plat Phase Three Autumn Oaks Subdivision of record in Instrument No. 200310290159380, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property ocnveyed to Corinthian Custom Homes,Inc., by Quitclaim Deed of record in Instrument No. 20031105-0162356; dated 11/3/03; said Register's Office; And Being part of the property conveyed to Autumn Oaks, LLC by Deed of rcord in Book 11387, Page 173; dated 3/15/99; said Register's Office.

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 6816 Scarlet Ridge Drive, Brentwood, TN 37027-8820

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 28th day of October, 2004.

Corinthian Custom Homes, Inc

BY:
John Bell
Settlement Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

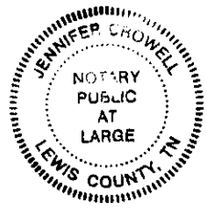
Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, John Bell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Settlement Officer of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this October 28, 2004.

My commission expires:

_____

Jennifer Crowell
Notary Public



JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006