WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/04 16:02 2pgs
Fees:13.00 Taxes:1450.03

20243

20041202-0143996

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF December, 2004.

(Affix Seal) Notary Public

My Commission Expires: 8-10-2005

BRENDA FRANKS HALE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Lowe	United Capital Mortgage, Inc.	Map and Parcel
216 Watauga Place	214 Centerview Drive, Suite 250	160-16-0-B 131.00 CO
Brentwood, Tennessee 37027	Brentwood, Tennessee 37027	

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, TENNESSEE VALLEY HOMES, INC., a Tennessee corporation, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto JAMES LOWE AND WIFE, DEBRA LOWE, hereinafter called the GRANTEE(S), their heirs and assigns, that 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. 71, on the Plan of Revision One, Section Two, Brentwood Chase, as shown by plat appearing of record in Plat Book 9700, Pages 945-948, 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 Tennessee Valley Homes, Inc. by Special Warranty Deed from Wilson Concord, L.P. of record in Instrument No. 20040213-0017566, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. All matters appearing on the Plan of Revision One, Section Two, Brentwood Chase, of record in Plat Book 9700, page 948, Register's Office for Davidson County, Tennessee.
b. Restrictions of record in Instrument No. 20000531-0053798, as amended in Instrument No. 20000831-0086366 and Instrument No. 20010614-0062687, Register's Office for Davidson County, Tennessee.
c. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040213-0017565, Register's Office for Davidson County, Tennessee.
d. Stormwater Detention Agreement of record in Book 11115, page 281, Register's Office for Davidson County, Tennessee.
e. Stormwater Detention Agreement of record in Book 11115, page 286, Register's Office for Davidson County, Tennessee.
f. Easement of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee.
g. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8371, page 320, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 216 Watauga Place, Brentwood, Tennessee 37027.

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(S), their heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 1st day of December, 2004:

TENNESSEE VALLEY HOMES, INC.

BY: James C. D. Franks, Pres by his _____
James C. D. Franks, President by his Corporate
Attorney in Fact, Lorraine J. Cash corp atty-in-fact
Lorraine J Cash

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public, in and for the State and County, duly commissioned and qualified, personally appeared Lorraine J. Cash, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and whom upon oath, acknowledged herself to be Attorney in Fact for James C. D. Franks, President of Tennessee Valley Homes, Inc., the within named bargainor, a corporation, and that she as such Attorney in Fact being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, bye herself as such Attorney in Fact.

Witness my hand this 1st day of December, 2004, in Franklin, Tennessee.

_____
Notary Public

My Commission Expires: 05/02/05

BRENDA FRANKS HALE
COMMISSION EXP.
Notary Public At Large
05-02-2005
WILLIAMSON COUNTY, TN