WARRANTY DEED

State of Tennessee File No.: 17604-1
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$317,900.00.**

Duncan Borders 12/30/04
Affiant

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

Notary Public

My commission expires: 4/10/05
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

Davidson County DEEDWARR
Recvd: 12/30/04 15:55 2 pgs
Fees:13.00 Taxes:1176.23
20041230-0155024

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Duncan Borders **Ashley Borders**	**America's Wholesale Lender**	**172-09-0-A-170co**
1201 Banbury Row	**P.O. Box 660694**	
Brentwood, TN 37027	**Dallas, TX 75266-0694**	

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, I,

Tracy G. McGlocklin, unmarried

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

Duncan Borders and Ashley Borders, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 166 on the Plan of Banbury Crossing, Section 5-A, a Planned Unit Development, as of record in Instrument No. 20020830-0105357, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the property conveyed to The Jones Land Company, L.L.C., by Deed dated October 19, 1996, of record in Book 10221, Pages 183, 187, 190, 194, 213, 217, 224, 232 and 236, deed dated October 18, 1996, of record in Book 10234, Page 299 and deed dated April 28, 1997, of record in Book 10434, Page 837 and further conveyed to The Jones Company of Tennessee, L.L.C., by Quitclaim Deed from The Jones Land Company, L.L.C., dated May 6, 2004, of record in Instrument No. 20040514-0056708, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Tracy G. McGlocklin, unmarried, by Warranty Deed from The Jones Company of Tennessee, L.L.C., dated September 3rd, 2004, of record in Instrument No. 20040916-0111567, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10369, Page 48 and Supplemental of record in Book 10962, Page 516, Book 11218, Page 180 and in Instrument No. 20010523-0053234 and as amended in Instrument No. 20030728-0105031, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is Improved (X) Unimproved (____) property, known as: **1201 Banbury Row, Brentwood, TN 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 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 convenant 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/our hand(s) this **30th** day of **December, 2004.**

Tracy G. McGlocklin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tracy G. McGlocklin,** the bargainor, With whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **December, 2004.**

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My Commission Expires: 4/10/05

Comm. Expires 04/10/05