File #200540075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1536 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Torri D. Johnson, unmarried	New Owner	Map: 164-10-0-A-210.00 CO
(NAME) 4237 Sandstone Drive	(NAME)	Davidson County DEEDWARR Recvd: 02/22/05 16:11 2 pgs Fees:13.00 Taxes:647.50
(ADDRESS) Antioch TN 37013	(ADDRESS)	20050222-0019413
(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, **SOUTHERN HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **TORRI D. JOHNSON, UNMARRIED**, 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 all of Lot No. 51, on the Final Plat, Village Four, Summerfield, as shown by plat appearing of record in Instrument No. 20030401-0042979, 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 Summerfield Development, L.L.C., a Tennessee limited liability company by Quitclaim Deed dated June 17, 1999 of record in Book 11571, Page 943, and being part of the same property further conveyed to Southern Home Builders, LLC, a Tennessee limited liability company by Warranty Deed dated February 27, 2004 of record in Instrument No. 20040302-0023593, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 11588, Page 484, Book 11669, Page 376, Instrument No. 20010504-0046260, Instrument No. 20010308-0021946, Instrument No. 20030527-0071167 and in Instrument No. 20030527-0071168; By-Laws of record in Book 11648, Page 662 and in Instrument No. 20010504-0046261; Charter for Homeowners' Association of record in Book 11648, Page 660 and in Instrument No. 20010326-0028531; Storm Water Detention Agreement of record in Instrument No. 20000113-0004777; all matters shown on plat of record in Instrument No. 20030401-0042979; 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 4237 Sandstone Drive, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and Grantor covenants with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has 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 Grantees 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 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 our hands this 14th day of February, 2005.

Southern Home Builders, LLC, a Tennessee limited liability company

BY: Gill, Secretary
Connie Gill, Secretary

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Connie Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of Southern Home Builders, LLC, the within named bargainor, a limited liability company, and that she as such Secretary, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Secretary.

Witness my hand and official seal, this 14 day of February, 2005.

Notary Public

My Commission Expires: 7-9-08

(SEAL)

