File #200530026

CAROL M. HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 03/01/05 10:15 2 pgs
Fees:13.00 Taxes:517.63

20050301-0022236

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00.

Kimberly McCrary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2005.

Carol M Holmes
Notary Public

MY COMMISSION EXPIRES: 6/22/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly McCrary	Volunteer Trust Mortgage Corp	Map: 150-144
(NAME)	(NAME)	
5744 Tru-Long Drive	301 S. Perimeter Park Dr, Ste 125	Parcel:
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Nashville, Tn . 37211	
(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, **THOROUGHBRED CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **KIMBERLY MCCRARY, AN UNMARRIED PERSON**, hereinafter called the GRANTEE, her 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. 11, on the Final Plat, Tru-Long Acres, as shown by plat appearing of record in Instrument No. 20040702-0079028, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a part of the same property conveyed to Mt. View, LLC, a Tennessee limited liability company by Quitclaim Deed dated March 13, 2002 of record in Instrument No. 20020313-0031766, and being all of the same property conveyed to Thoroughbred Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed dated October 15, 2004 of record in Instrument No. 20041021-0126648, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20040818-0100034 and Instrument No. 20041209-0146798; Charter for Homeowners' Association of record in Instrument No. 20040818-0100033; Quitclaim to Homeowners' Association for Common Areas of record in Instrument No. 20040827-0103988; Storm Water Detention Agreement of record in Instrument No. 20040317-0030287; Agreement for Dedication of Easement for Sanitary Pumps, Service Lines, Ingress/Egress purposes and appurtenances of record in Instrument No. 20050131-0011052; all matters shown on plat of record in Instrument No. 20040702-0079028; 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 5744 Tru-Long 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 GRANTEE, her heirs and assigns forever; and Grantor covenants with the said GRANTEE 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 Grantee 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 GRANTEE, her 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 25th day of February, 2005.

Thoroughbred Construction, LLC, a Tennessee Limited Liability Company

BY: _____
Steven M. Knox, Member

STATE OF Tennessee

COUNTY OF Rutherford

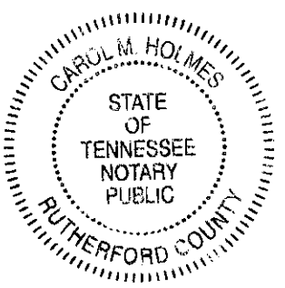
Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared STEVEN M. KNOX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Thoroughbred Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Member, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal, this 25th day of February, 2005.

Carol M Holmes

Notary Public

My Commission Expires: 6/22/08



(SEAL)

Mail After Recording To:

Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167