Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1061

Davidson County DEEDWARR
Recvd: 03/22/05 15:49 2 pgs
Fees:13.00 Taxes:758.50
20050322-0031363

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Richard P. Ames and wife, Candy C. Ames, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Kerry P. Manley, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 18, on the plan of Windchase, Phase III, a Planned Unit Development, as shown on plat of record in Plat Book 11700, page 14, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Richard P. Ames and wife, Candy C. Ames by Special Warranty deed dated October 5, 2004, of record in Instrument No. 20041007-0121212, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to South Trust Bank by Substitute Trustee's Deed dated October 1, 2004 of record in Instrument No. 20041005-0119452, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Five Star Builders, LLC, by Corrective Warranty Deed dated August 22, 2000 of record in Instrument No. 20020301-0025969, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 117 Windchase Run, Hermitage TN 37076.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of February, 2005

Richard P. Ames

Candy C. Ames
by Richard P. Ames
Attny in fact

State of Tennessee )
County of Davidson )

On this 25th day of February, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richard P. Ames, the bargainor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee
County of Davidson

On this 25th day of February, 2005, before me the undersigned, a Notary Public in and for said State and County, personally appeared before me the within named Richard P. Ames, to me known (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument in behalf of Cathy C. Ames, acknowledged that such person executed the same as the free act and deed of Cathy C. Ames.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 205,000.00.

Affiant

Sworn and subscribed before me on this the 25th day of February, 2005.

Notary Public

My Commission Expires: 7-30-05

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Kerry P. Manley | Franklin American Mortgage | 98-9-B-18CO |
| 117 Windchase Run | 501 Corporate Centre Drive #400 | |
| Hermitage, TN 37076 | Franklin, TN 37064 | |