PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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104 Woodmont Blvd.
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W & I Ref:(_____) Title No: 46323
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/18/05 09:53 3 pgs
Fees:18.00 Taxes:2867.50
20050518-0055886

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bright Built Homes, LLC, a Tennessee Limited Liability Co. 300 Spencer Creek Lane Franklin, Tennessee 37067	SAME

TAX MAP-PARCEL NUMBERS: 116-15-4

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$775,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frank G. Morgan and Lori B. Morgan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bright Built Homes, LLC, a Tennessee Limited Liability Co.** 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 the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the First Plan of Belle Meade, as of record in Book 332, page 88, Register's Office for said County, and a 10-foot reserved strip of land lying adjacent to and northeast and east of said portion of Lot No. 6, described according to a survey made by A & A Engineers, Inc., dated July 30, 1996:

Beginning on the northerly margin of Glen Eden Drive at an iron pin in the easterly margin of the 10-foot reserved strip; thence with the margin of said reserved strip, north 3 deg. 04 min. 05 sec. East 138.74 feet more or less, to a point; and north 57 deg. 23 min. 19 sec. West 357.75 feet to an iron pin; thence leaving said reserved strip, south 10 deg. 30 min. east 319.66 feet to an iron pin on the northerly margin of said Glen Eden Drive; thence with the northerly margin of said Drive, eastwardly 237.87 feet to the beginning.

Being the same property conveyed to Frank G. Morgan and wife, Lori B. Morgan by deed from Richard C. Patrick, Jr., and wife Kathleen T. Patrick of record in Book 10150, page 10, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 88, said Register's Office. Easement for sanitary sewer to the City of Belle Meade of record in Book 5950, page 602, said Register's Office.

This is improved property, known as: 4326 Glen Eden Dr., Nashville, Tennessee 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 17th day of May, 2005.

Frank G. Morgan

Lori B. Morgan

State of TENNESSEE

County of DAVIDSON

On this 17th day of May, 2005 , before me the undersigned authority, personally appeared Frank G. Morgan and Lori B. Morgan , 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.

My Commission Expires: _____

CHRISTY W. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $775,000.00

Affiant

Sworn and subscribed before me this the 17th day of May, 2005

My Commission Expires: 7/19/08

Notary Public

JODEAN M. KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTES

1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.

5) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037 0326 F", DATED APRIL 20, 2001.

5) MINIMUM BUILDING SETBACKS SHOWN AS PER INFORMATION PROVIDED BY CLIENT.

RESUB. OF LOT 7
DAVIS ESTATES - SECTION TWO
PLAT BOOK 9700, PAGE 803

GRAPHIC SCALE - 1" = 20'

LEGEND

WATER METER	WM
IRON ROD OLD	● IR(O)
UTILITY POLE	
LIGHT POLE w/ UNDERGROUND ELECTRIC	LP/UGE
AREA DRAIN	AD
PROPERTY LINE	
EDGE OF PAVEMENT	
EDGE OF CONC.	
WALL	
OVERHEAD	OH
WATER LINE	W
SEWER FORCE MAIN LINE	FORCE MAIN
GAS LINE	G

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE AND THE UNADJUSTED CLOSURE IS AT LEAST 1:10,000.

GREERY LAND SURVEYING, INC.
522 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)262-5349

R. SCOTT GREERY
TENNESSEE LIC. NO. 1570

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	598.70'	237.36'	120.26'	235.81	N85°15'02"W	22°42'55"

TOTAL AREA

55,833 SQUARE FEET OR 1.282 ± ACRES

TAX MAP 116-15, PARCEL 10
MELINDA O. BASS
DEED BOOK 7292, PAGE 669
R.O.D.C.

TAX MAP 116-15, PARCEL 4
FRANK C. AND LORI B. MORGAN
DEED BOOK 10150, PAGE 10
R.O.D.C.

TAX MAP 116-15, PARCEL 3
LEE A. BEAMAN
INSTRUMENT NO. 20031119-0118905
R.O.D.C.

TAX MAP 116-15, PARCEL 16
DALE H. NICHOLS & BRENDA J. NICHOLS
INSTRUMENT NUMBER 20040831-0105235
R.O.D.C.

N09°15'43"W 320.06

S55°58'51"E 357.96

S04°18'32"W 135.52

NO EASEMENT OF RECORD FOUND FOR POWER LINES

50' REAR M.B.S.L.

M.B.S.L. L=255.5

2-STORY BRICK AVERAGE RESIDENCE GRADE = 95.0

FFE=97.2

ELECTRIC BOX

OVERHEAD GARAGE

POWER POLE

ASPHALT

BRICK

GRICK

FORCE MAIN

SEWER MANHOLE

SOIL PIPE

C-1

GLEN EDEN DRIVE

R.O.W. 50'

MANHOLE T.C. EL=83.0

24" C.M.P. INVERT EL=80.5

MANHOLE T.C. EL=83.0 INV. EL=79.8

24" C.M.P. INVERT EL=80.7

MANHOLE T.C. EL=101.5 INV. EL=94.7

CATCH BASIN (SIN) T.C. EL=101.1

12" R.C.P.

EDGE OF ASPHALT

CM(O)

N89°59'46"E

REFERENCE BEARING - PLAT BOOK 9700, PAGE 803

378.67'

DETAIL

S04°18'32"W 1.17'

POINT IN ROCK WALL

IR(O)

BM-PK NAIL IN POWER POLE
EL.=100.00 (ASSUMED)

TREE TABLE

NO.	SIZE	TYPE
1	24"	ASH
2	6"	DOGWOOD
3	6"	DOGWOOD
4	6"	DOGWOOD
5	6"	DOGWOOD
6	16"	HACKBERRY
7	18"	ELM
8	24"	ELM
9	24"	OAK
10	6"	DOGWOOD
11	6"	DOGWOOD
12	6"	DOGWOOD
13	24"	ASH
14	24"	ASH
15	24"	MAPLE
16	24"	ASH
17	24"	ASH
18	24"	HACKBERRY
19	24"	HACKBERRY
20	24"	OAK
21	24"	ASH
22	24"	OAK
23	24"	OAK
24	24"	HACKBERRY
25	24"	OAK
26	24"	OAK
27	24"	MAPLE
28	24"	HACKBERRY
29	24"	OAK
30	24"	MAPLE
31	24"	ASH
32	24"	HACKBERRY
33	24"	MAPLE
34	24"	MAPLE
35	24"	HICKORY
36	24"	ASH
37	24"	HACKBERRY
38	24"	HACKBERRY
39	24"	MAPLE
40	24"	HACKBERRY
41	24"	OAK
42	24"	ASH
43	24"	HICKORY
44	24"	CHERRY
45	24"	TREE
46	24"	WALNUT
47	24"	HACKBERRY
48	24"	MAPLE
49	24"	HICKORY
50	24"	WALNUT
51	24"	HACKBERRY
52	24"	HACKBERRY
53	24"	HACKBERRY
54	24"	HACKBERRY
55	24"	HICKORY
56	24"	MAPLE
57	24"	MAPLE
58	24"	HACKBERRY
59	24"	HACKBERRY
60	24"	HACKBERRY
61	24"	MAPLE
62	24"	HACKBERRY
63	24"	HACKBERRY
64	24"	ELM
65	24"	MAPLE
66	24"	ASH
67	24"	ASH
68	24"	MAPLE
69	24"	HICKORY
70	24"	OAK
71	24"	ASH
72	24"	ELM
73	24"	HACKBERRY
74	24"	HACKBERRY
75	24"	MAPLE
76	24"	ASH
77	24"	HACKBERRY
78	24"	OAK
79	24"	MAPLE
80	24"	ASH
81	24"	HACKBERRY
82	24"	ASH
83	24"	OAK
84	24"	HACKBERRY
85	15"	HACKBERRY

BOUNDARY AND TOPOGRAPHIC SURVEY
OF
TAX MAP 116-15
PARCEL 4
4326 GLEN EDEN DRIVE
BELLEMEADE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1"=20' DATED: SEPTEMBER 22, 2004