Davidson County DEEDWARR
Recvd: 08/09/05 11:25 2 pgs
Fees:13.00 Taxes:157.25
20050809-0094182

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21632D

MAP/GROUP/PARCEL:
PART OF: 33/180

NEW OWNER'S NAME AND ADDRESS:
Southern Home Builders, LLC
377 Waldron Road
LaVergne, TN 37086

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Hidden Springs Development, L.L.C., a Tennessee limited liability company, hereinafter called Grantor, does hereby transfer and convey unto, Southern Home Builders, L.L.C., a Tennessee limited liability company, its heirs and assigns, hereinafter called Grantee, property described as follows:

> Land in the 3rd Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 14, on the Plan of Hidden Springs, Phase-One, Section Two, a Plat of record in Instrument No: 20050209-0015118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.
>
> BEING part of the same property conveyed to Grantor herein by deed of record in Instrument No: 20040715-0084906, Register's Office for Davidson, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Hidden Springs Development, LLC, a Tennessee limited liability company

Michael L. Henry, Manager

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Michael L. Henry as Manager for Hidden Springs Development, LLC, executed the foregoing instrument as Manager with full power and authority so to do and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 4th day of August, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-2508

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $42,500.00

AFFIANT

Sworn to and subscribed before me, this the 4th day of August, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-2508

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.