(1)

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel 144-15-12.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Brett Babat	Same	US BANK
200 Leake Avenue		
Nashville, TN 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, PRIME MOTIVE BUILDERS, LLC, A Tennessee Limited Liability Company, have bargained and sold and by these presents do transfer and convey unto BRETT BABAT and JACQUELINE BABAT, Husband and Wife as Tenants by the Entirety, their heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, TN, being Lot No. 14 on the Plan of Hillsboro Park, Section I, of record in Plat Book 2331, page 30 and 31, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Prime Motive Builders, LLC by Warranty Deed from Thomas P. Bennett and wife, Paula S. Bennett, of record in Instrument No. 20050308-0025093, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/19/05 10:05 2 pgs
Fees:13.00 Taxes:1739.00



20050919-0112018

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees, their heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2005 Davidson County property taxes are a lien but not yet due and payable. Said taxes have been prorated as of the date of this instrument with Grantees assuming responsibility for payment of same.
2. All matters as shown on the Plan of Hillsboro Park, Section I, of record in Plat Book 2331, pages 30 & 31, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants of record in Book 2435, page 237, amended in Book 2603, page 440, and addendum in Book 4207, page 397, Register's Office for Davidson County, Tennessee.

4. **Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7853, page 170, Register's Office for Davidson County, Tennessee.**

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signature, this the 15th day of September, 2005.

PRIME MOTIVE BUILDERS LLC
A Tennessee Limited Liability Company

By: _____
GILES D. GARRETT, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, GILES D. GARRETT, and whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Chief Manager, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of PRIME MOTIVE BUILDERS, LLC by himself as Chief Manager.

WITNESS my hand and seal, at office, on thei 15th day of September, 2005.

My Commission Expires:
July 20, 2008

Carol L. McArthur
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $470,000.00.

_____
Affiant

Sworn to and subscribed before me on this 15th day of September, 2005.

My Commission Expires:
July 20, 2008

Carol L. McArthur
Notary Public