WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/05 12:09 2 pgs
Fees:13.00 Taxes:978.63
20051228-0155263

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Brian J. Abston**
Address **7033 Red Apple Road**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **New Owner**
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

H & J Builders Inc., a Tennessee Corporation ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Brian J. Abston, unmarried,** each as to a fifty percent interest, together as joint tenants with rights of survivorship and not as tenants in common **("Grantee") their** successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 283, on the Plan of Apple Valley, R10 Residential P.U.D., a Planned Unit Development, Section Two, or record in Instrument No. 20031204-0174333, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Designer Homes, G.P., a Tennessee General Partnership, by Deed from Paul E. Johnson, Jeffrey P. Johnson, Stacey J. Carter, Buford W. Carter, Lori J. Kelley and B & Y, A tennessee General Partnership, Dated August 27, 2002, of record in Instrument No. 20020903-0105704, Register's Office for Davidson County, Tennessee, and further conveyed to H & J Builders, Inc., a Tennessee Corporation, dated 01/13/05, recorded 01/14/05, in Instrument No. 20050114-0005503, Register's Office, Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Part of 182-204

This is improved property known as: 7033 Red Apple Road, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **29th** day of **November, 2005.**

H & J Builders Inc.

By: Eshagh Hanai, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, the undersigned, of the state and county mentioned, Eshagh Hanai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of H & J Builders Inc., the within named bargainor, a corporation, and that such Eshagh Hanai, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as President.

WITNESS MY HAND and official seal at office, this **29th** day of **November, 2005.**

Commission expires _____

Notary Public

JEFFREY C. HOPE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN 26, 2006

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

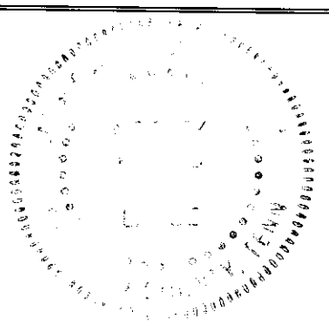
The actual consideration or value whichever is greater, for this transfer is **$264,495.00**

Affiant

Subscribed and sworn to before me, this the 29th day of November, 2005.

My commission expires:

Notary Public - Register



My Commission Expires JAN. 26, 2008