RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This instrument prepared by:
Benchmark Title Company
110 Court Square - P.O. Box 747
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S):
Tobitt Custom Homes & Remodeling, LLC
1508 Rosebank Avenue
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 12/29/05 10:40 2 pgs
Fees:13.00 Taxes:125.80
20051229-0156052

MAP: 61-141 PARCELS: 219

FOR AND IN CONSIDERATION of THIRTY-FOUR THOUSAND ($34,000.00) DOLLARS, cash in hand paid by the Grantees to the Grantors, the receipt and sufficiency of which are hereby acknowledged in full, ***ADVANCE HOUSING CONCEPTS, LLC,*** has bargained and sold, and by these presents do transfer and convey unto, ***TOBITT CUSTOM HOMES & REMODELING, LLC,*** its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Maplewood Home Tract of record in instrument 200006260063258, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the property conveyed to Advance Housing Concepts, LLC by Quitclaim Deed from Adco Enterprises, Inc. of record in instrument 200308150117704, Register's Office of Davidson County, Tennessee.
This is un-improved property known as: 3797 Hilltop Avenue, Nashville, TN 37216
Possession date of deed.

2005 taxes shall be prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***TOBITT CUSTOM HOMES & REMODELING, LLC***, its successors and assigns, forever. And we as Chief Member and Member of ***ADVANCE HOUSING CONCEPTS, LLC,*** covenant with the said, ***TOBITT CUSTOM HOMES & REMODELING, LLC***, that ***ADVANCE HOUSING CONCEPTS, LLC*** is lawfully seized and possessed of said land in Fee Simple; has a good right to convey it and the same is unencumbered, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we as Chief Member and Member of ***ADVANCE HOUSING CONCEPTS, LLC*** do further covenant and bind its successors and assigns, to warrant and forever defend the title to said land to the said, ***TOBITT CUSTOM HOMES & REMODELING, LLC*** , its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 16 day of December, 2005.

ADVANCE HOUSING CONCEPTS, LLC

Henry Ragan Hall, Chief Member
HENRY RAGAN HALL, III, CHIEF MEMBER

Daryl Adler, Member
DARYL ADLER, MEMBER

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ***HENRY RAGAN HALL, III and DARYL ADLER***, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Chief Member and Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by themselves as such Chief Member and Member.

Witness my hand and seal, at office in Portland, Tennessee, this 16 day of December, 2005.

Stacey Frost
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 2-1-06.

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $34,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 16 day of December, 2005.

REGISTER OR NOTARY

MY COMMISSION EXPIRES: 03.22.2008

jlj/RE-7578 AHC to Tobitt Customs Homes deed

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE