WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,246.57

Affiant

Subscribed and sworn to before me, this 13th DAY OF April, 2006.

Notary Public

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES: (AFFIX SEAL) 12/09/07

P-PHEI-05-0404

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carey Browder	First Horizon Home Loan	
404 Summit Oaks Drive (ADDRESS)	1555 W. Walnut Hill Lane, Suite 200 (ADDRESS)	128.16-B-48.00 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Irving, TX 75038 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SOUTHERN HOME BUILDERS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CAREY F. BROWDER, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 48, as shown on the plan of Summit Oaks, Phase One, of record as Instrument No. 20020129-0011883, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Southern Home Builders, LLC, from Greater Middle Tennessee Development Partnership, by deed filed for record in Instrument No. 20050112-0004325, Register's Office for Davidson County, Tennessee, dated January 7, 2005 and filed for record January 12, 2005.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 404 Summit Oaks Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 13th day of April, 2006.

Southern Home Builders, LLC

By: _____

Title: Secretary

Davidson County DEEDWARR
Recvd: 04/20/06 10:40 2 pgs
Fees:13.00 Taxes:1462.41

20060420-0045338

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of April, 2006, before me personally appeared Connie Gill, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Secretary of Southern Home Builders, LLC, the within named bargainor, a limited liability company, and that he/she as such Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of April, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED