(1)

THIS INSTRUMENT PREPARED BY:
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ATTORNEYS AT LAW
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FRANKLIN, TN 37065
Telephone (615) 790-2444
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $52,000.00.

Affiant

Sworn to and subscribed before me this ___ day of June, 2007.

Notary Public

My Commission Expires:_____

CHARLES E. MORTON, IV
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
COMM. EXPIRES: 3-14-2009

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Mario Miller	Lot 16 Blue Hole Pointe	Owner	173 04 0B 016.00 CO
	6005 Blue Hole Court		
	Antioch, TN 37013		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty-Two Thousand and 00/100 Dollars ($52,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **THREE D BUILDERS, LLC, a Tennessee Limited Liability Company** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **MARIO MILLER** (Grantee), his heirs, successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, Being Lot No. 16 on the Final Plat of Blue Hole Pointe of record in Instrument #20060531-0063584, to which reference is made for a more complete description.
>
> BEING a portion of the same property conveyed to Three D Builders, LLC by Warranty Deed dated June 13, 2006 from General Construction Company, Inc., a Tennessee corporation, of record in Instrument No. 20060615-0071336, Register's Office for Davidson County, Tennessee.

This property is subject to:

1. Charter of Blue Hole Pointe Homeowner's Association of record in Instrument No. 20061212-0153448, Register's Office for Davidson County, Tennessee;

2. The Plan of record in Instrument No. 20060531-0063584, Register's Office for Davidson County, Tennessee;

3. Stormwater Detention Creek of record in Instrument No. 20050316-0028868, Register's Office for Davidson County, Tennessee;

4. Cemetery as shown on the Plat of record in Instrument No. 20060531-0063584, Register's Office for Davidson County, Tennessee; and

5. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061212-0153449, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/08/07 10:54 2 pgs
Fees:13.00 Taxes:192.40
20070608-0068826

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except by taxes for the year 2007 which are a lien but not yet due and payable to be paid by Grantee, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and defend the title to said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 6 day of June, 2007.

THREE D BUILDERS, LLC

By: _____

Title: Secretary

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, a Notary Public, Debbie K. Dowling, with whom I am personally acquainted, and who acknowledged that he/she executed the within named instrument for the purposes therein contained and who further acknowledged that he/she is Secretary of Three D Builders, LLC and is authorized to execute this instrument on behalf of Three D Builders, LLC.

Witness my hand at office this 6 day of June, 2007.

_____
Notary Public

My Commission Expires:

_____

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMM. EXPIRES: 3-14-2009