THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 BOX 30-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE NASHVILLE, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00. x _____ Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 2007. _____ Notary Public MY COMMISSION EXPIRES: 1-26-09 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Tilghman	OWNER	MAP 71-15
1320 Pennock Avenue	425 McCLELLAN AVE	PARCEL 156
Nashville, TN	NASHVILLE TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Blue Ridge Homes of TN, L.L.C.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Tilghman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots number 289 & 290 on the plan of the Highland Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Blue Ridge Homes of TN, L.L.C. by Deed of record as instrument 20070801-0091416, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **1320 Pennock Avenue, Nashville, TN .**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 9th day of August, 2007.

Blue Ridge Homes of TN, L.L.C.

By: _____
Mark A. Hayes, Chief Manager

Davidson County DEEDWARR
Recvd: 08/10/07 16:04 2 pgs
Fees:13.00 Taxes:259.00

20070810-0096220

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Hayes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Chief Manager of Blue Ridge Homes of TN, LLC, the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained, as the Chief manager of Blue Ridge Homes of TN, LLC, having been so authorized.

Witness my hand and official seal this the 9th day of August, 2007.

My Commission expires 1-26-2008

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of August, 2007.

My Commission expires _____

Notary Public