File Box 30

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater is $332,900.00

Subscribed and sworn before me this the 30th day of September, 2009.

SUSAN L. HEINRICH NOTARY PUBLIC OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Affix Seal)

Affiant

Notary Public

11/22/2010

WARRANTY DEED

900894

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Jason T. Garrett
405 Highpoint Terrace
Brentwood, TN 37027

Send tax bills to:
Franklin American Mortgage
501 Corporate Centre Dr., Ste. 400
Franklin, TN 37067

Map 181-10-D, Parcel 1CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Touchstone Builders, Inc.

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Jason T. Garrett

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, Being Lot No. 1 on the Final Plat for Jackson Valley Subdivision Section One, of record in Instrument No. 20070808-0094664, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being all of the same property conveyed to Touchstone Builders, Inc., a Tennessee Corporation, by deed from GSH Development, LLC, a Tennessee limited liability company, dated 08/29/07, of record in Instrument No. 20070830-0104592, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2009, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 405 Highpoint Terrace, Brentwood, TN, 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

DEED WARR, Davidson County
Trans:T20090067643 DEEDWARR
Recvd: 10/05/09 10:12 2 pgs
Fees:13.00 Taxes:1231.73
20091005-0092203

Subscribed and sworn before me this the 30th day of September, 2009.

Touchstone Builders, Inc.

By: Douglas L. Schenkel, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Douglas L. Schenkel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Managing Member of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 30th day of September, 2009.

My commission expires: 11/22/2010

Notary Public

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY