Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Atkins & Associates Homebuilders, Inc.
109 Allenhurst Circle
Franklin, TN 37067

SEND TAX BILL TO:
Owner

MORTGAGEE:

None,

BILL GARRETT, Davidson County
Trans:T20090082513 DEEDWARR
Recvd: 12/07/09 10:43 3 pgs
Fees:18.00 Taxes:129.50
20091207-0111588

MAP **148-1**
GROUP
PARCEL **142.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Leonard D. Minter, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Atkins & Associates Homebuilders, Inc.**, hereinafter called the GRANTEE, its successors 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 Lot No. 331 on the Plan of Hillbrook, Section 5, of record in Plat Book 3700, page 73, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Leonard D. Minter, by deed dated March 14, 2002 from Regional Properties, Inc. of record in Instrument no. 20020325-0035900, re-recorded in Inst. No. 20020521-0061993, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **unimproved** property known as **3692 Tampa Drive, Nashville, Tennessee 37211.**

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, its successors and assigns, forever, and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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.

*Aida T. Minter, spouse of Leonard D. Minter, hereby joins in this conveyance, transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the **2nd** day of **December, 2009.**

Leonard D. Minter

Leonard D. Minter

Aida T. Minter

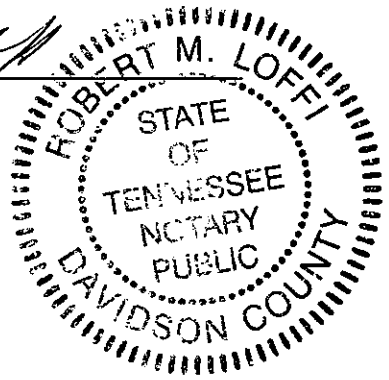
Aida T. Minter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Leonard D. Minter and Aida T. Minter**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of December, 2009.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 5/8/2012

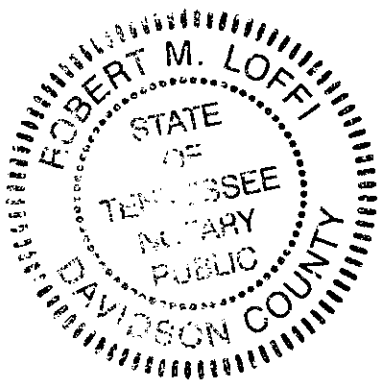
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $35,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of December, 2009.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 5/8/2012