BOOK 10549 PG 90

MAP: Part of 149-1B
PARCEL: 70 and
MAP: Part of 149
PARCEL: 9

This Instrument Prepared From Information Furnished by the Parties by:
Imogene W. Bolin, Attorney
P. O. Box 467
Smyrna, TN 37167

SEND TAX BILLS TO

New Owner

NAME AND ADDRESS OF NEW OWNERS

Deluxe Homes, ~~LLC~~
8181 Rocky Fork Blvd
Smyrna, TN 37167

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged;

The undersigned, **B & Y PROPERTIES, INC., a Tennessee Corporation**, has bargained and sold and does hereby transfer and convey unto **DELUXE HOMES, LLC**, its successors and assigns forever, that certain parcel of real estate situated in the 2nd Civil District of Davidson County, Tennessee, and being further described as follows, to-wit:

BEING all of Lot Nos. 10 and 12 of HUNTER'S GREEN, a Planned Unit Development, according to survey and plat of same appearing in Book 9700, page 424, of the Register's Office of Davidson County, Tennessee, to which plat reference is made for more complete details of location and description of said lots.

BEING a portion of the same property conveyed to B & Y PROPERTIES, INC., by deed of record in Deed Book 9980, page 588, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all applicable local government planning, building and zoning regulations, restrictions of record in Book 10523, page 257. Declaration of Covenants and Restrictions and additional Restrictive Covenants for single and two-family dwelling units, in instrument of record in Book 6236, page 683, et seq; amendments to Declarations of Covenants and Restrictions in Book 6295, page 506 et seq., Book 6295, page 520, et seq., Book 6295, page 534, Book 6300, page 409 and Book 6306, page 833, and to Storm Water Dentention Agreement in Book 6782, page 518, and to easement to Metropolitan Government of Nashville, Davidson County, in Book 8896, page 537, ALL of the Register's Office of Davidson County, Tennessee and to any and all other restrictions of record and to all rights of way of public streets and roads.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee herein, its successors and assigns, forever.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

AND the undersigned does covenant with the said Grantee herein that it is lawfully seized and possessed of said land in fee simple; has a good right to convey the same; and, the same is unencumbered except as set forth herein. The 1997 property taxes are being prorated between the parties hereto, the Grantee having paid its prorated share, and the Grantor to pay said taxes when due.

AND, the undersigned does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee herein, its successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantee with delivery of deed.

WITNESS OUR HANDS, this 25th day of July, 1997.

B & Y PROPERTIES, INC., a Tennessee Corporation

Robin York, President

BY: ROBIN YORK, President

Scott Butler Secr.

BY: SCOTT BUTLER, Secretary

97 JUL 31 AM 8:

FELIX Z. DAVIDSON COUNTY, TN. REGISTER

IDENTIF. & REFERENCE

0332063

STATE OF TENNESSEE)
ss.:
COUNTY OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, ROBIN YORK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of B & Y PROPERTIES, INC., a Tennessee Corporation, the bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

WITNESS MY HAND AND OFFICIAL SEAL at office in LaVergne, Tennesseee, this the 25th day of July, 1997.

Barbara A Yoder

Notary Public

My commission expires: 7-13-98

190.60 DEED/DEEDCHECK

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

BOOK 10549 PG. 92

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, SCOTT BUTLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Secretary of B & Y PROPERTIES, INC., a Tennessee Corporation, the bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 25th day of July, 1997.

Imogene W. Bolin
Notary Public

My commission expires: 8-28-98

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $48,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Scott Butler
AFFIANT

SWORN to and subscribed before me this the 25th day of July, 1997.

Imogene W. Bolin
NOTARY PUBLIC

My Commission Expires: 8-28-98

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10549 PG. 93

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 48000.00
CON TX 177.60
PRFEE 1.00
WDEED 12.00
TOTAL 190.60
CHECK 190.60

07/31/97 01 08:54 0001 0900

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0332063
IDENTIF. ↑ REFERENCE

97 JUL 31 AM 8:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1180541