0647904

REFERENCE

99 OCT 19 AM 10:22

REGISTER

BOOK 11708 PAGE 210

Prepared By and Return To:
Cumberland Title Company
216 Centerview Drive, #139
Brentwood, TN 37027

SPECIAL WARRANTY DEED

DATE: October 15, 1999

GRANTOR: FVN, LLC

GRANTEE: HEARTHSIDE HOMES, LLC
11300 Cornell Park Drive, #500
Cincinnati, OH 45242-1825

SEND TAX BILLS TO GRANTEE

PROPERTY: Land in Davidson County, Tennessee being Lot Numbers 24, 25 and 26, Phase 2 on the plan of Forest Cove of record in Plat Book 9700, Pages 976 and 977, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

MAP-PARCEL NUMBERS TO BE ASSIGNED

This is unimproved property.

FOR AND IN CONSIDERATION of the sum of Ten and No/Dollars ($10.00), cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR has bargained and sold, and by these presents does hereby transfer and convey unto GRANTEE, its successors and assigns, the Property, together with all tenements, hereditaments and appurtenances thereto located in Williamson County, State of Tennessee.

The Property is part of the same property conveyed to FVN, LLC, a Tennessee liability company by deed of record in Book 10943, Page 636, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the current year and subsequent years, matters as contained on the plat of the Subdivision and all easements, restrictive covenants and Bylaws of Forest View North filed for record in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

TO HAVE AND TO HOLD the Property, with the appurtenance, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property 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 itself, its successors and assigns, to warrant and forever defend the title in the Property to Grantee, its successors and assigns against the lawful claims of all persons whosoever claiming same by, through or under Grantor, but no further or otherwise.

Wherever used, the singular number shall include plural, the plural the singular, and the use of any gender shall be applicable to all genders.

It will be the responsibility of the seller to pay all rollback taxes.

Executed as of the date first set forth above.

FVN, LLC

By: _____

Name: G. Allen Patton

Title: Chief Manager

LOTS 24, 25 AND 26

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, G. Allen Patton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purposes therein contained, and who further acknowledged himself to be the Chief Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent of the maker, to execute this instrument on behalf of the maker.

Subscribed and sworn before me this 15th day of October, 1999.

_____
Notary Public, State of Tennessee

My Commission Expires:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires
January 26, 2002

I/We hereby certify that the actual consideration or value, whichever is greater, for the transfer is $83,130.00

Affiant

Subscribed and sworn to before me this 15th day of October, 1999.

Notary Public

Printed Name: MEGAN AREGIS

My Commission Expires:_____

322.59 CHECK 10/15/01 0222

3 TOTO 5T/0T 0222

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11708 PAGE 213

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0647904

CROSS REFERENCE

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REGISTER
DAVIDSON CO. TN.

CAMT	83130.00
CON TX	307.59
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	322.59
CHECK	322.59

10/19/99 01 10:25 0001 1270

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1529079