Instr:200002010010584 Page: 1 OF 2
REC'D FOR REC 02/01/2000 3:52:41PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $516.15

BOX 44
LT

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $139,500.00.

Affiant

Subscribed and sworn to before me this 1st day of February, 2000.

Notary Public

My Commission Expires: 3/29/03

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
A & H Builders, L.P. 3100 West End Avenue Suite 910, American Center Nashville, TN 37203	SAME	157-08-0-A 011.00CO 7D 41119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GIANIKAS CONTRACTORS, INC., a Tennessee corporation**, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **A & H BUILDERS, L.P., a Tennessee limited partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 of Middleton, a Residential Planned Unit Development, 3rd Revision recorded May 16, 189, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gianikas Contractors, Inc., by deed from David Obolensky and wife, Mary Catharine Obolensky, of record in Book 10818, page 541, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 6522, page 212, as amended at Book 7119, page 345, and by Second Amendment of record at Book 9816, page 844, and Third Amendment at Book 10714, page 744, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6900, page 900, Register's Office for said County.

4. Storm Water Detention Agreement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record at Book 6505, page 881, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 42 Sturbridge Ct., Nashville, TN 37215.

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 covenants with the said Grantee that it is 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 further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 1st day of February, 2000.

GIANIKAS CONTRACTORS, INC.,
A Tennessee corporation

By: _____
John Gianikas, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gianikas, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker or a constituent of the maker and is authorized by the makers or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of February, 2000.

_____
Notary Public

My Commission Expires: 3/29/03