Instr:200004140037655 Page: 1 OF 2
REC'D FOR REC 04/14/2000 9:19:44AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $19.27

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Continental Development and Construction,Inc. P.O. Box 680116 Franklin, TN 37068	Owner	118-3-100

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 5,209.00 .

Affiant

BARBARA S. HAMB NOTARY PUBLIC AT LARGE WILLIAMSON TENN

My Commission Expires:

July 15, 2001

Subscribed and sworn to before me this 27th day of March, 2000.

Notary Public

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **THE CITY OF BERRY HILL, a Tennessee municipality,** ("Grantor") by these presents does hereby transfer, sell and convey to CONTINENTAL DEVELOPMENT AND CONSTRUCTION, INC., a Tennessee corporation, ("Grantee") its successors and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to wit:

BEING Lot No. 4 on the Plan of Phase One, Rosedale Place, of record in Plat Book 8250, at page 958, as revised in Plat Book 11190, page 3, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being part of the same property conveyed to The City of Berry Hill, by deed from James M. Claxton, Jr. and Betty Ruth Massey, individually and as co-trustees, and by Betty McDonald, of record in Book 9673, page 283, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: current property taxes; all zoning and subdivision regulations of the appropriate governmental body along with easements of record and other easements and right of ways of public roads and utilities; all matters showing on the Plan of record, Restrictive covenants contained in instruments of record, Register's Office for Davidson County, Tennessee.

This is unimproved property. Known as 3707 Rosedale Place.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to CONTINENTAL DEVELOPMENT AND CONSTRUCTION, INC., its successors and assigns forever.

AND the Grantor does hereby covenant with CONTINENTAL DEVELOPMENT AND CONSTRUCTION, INC., that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said CONTINENTAL DEVELOPMENT AND CONSTRUCTION, INC., and its successors and assigns, against the lawful claims of all persons whomsoever claiming by or through Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of March, 2000.

GRANTOR:

The City of Berry Hill

By: _____
Ray Binkley

Title: Mayor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, _____, a Notary Public in and for said county and state, the within named Ray Binkley _____, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Mayor _____ of The City of Berry Hill, a Tennessee municipality, the within named bargainor, and that he as Mayor _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the city by himself as Mayor _____.

WITNESS my hand and seal, at office in Brentwood _____, Tennessee, this 27th day of March, 2000.

My Commission Expires:

July 15, 2001

_____
Notary Public

BARBARA S. LAMB NOTARY PUBLIC AT LARGE WILLIAMSON