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| **Record & Return To:**<br>Southern Title Services, LLC<br>Three Maryland Farms, Suite 150<br>Brentwood, TN 37027<br>File # 200011306 | STATE OF TENNESSEE<br>COUNTY OF Williamson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56662.38<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of August, 2000.<br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150, Brentwood, TN 37027

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Craig & Walker Homes, Inc. | Craig & Walker Homes, Inc. | Part of Map 149, Parcel 189 |
| (NAME)<br>807 Sawyer Bend Court | (NAME) | |
| (ADDRESS)<br>Franklin, TN 37064 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, FVN, LLC, A LIMITED LIABILITY COMPANY, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto CRAIG & WALKER HOMES, INC. , hereinafter called the GRANTEE(S), their heirs 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 Lots 17 and 42, on the Plan of Forest Cove Subdivision, Phase 2, a Planned United Development of record in Book 9700, Page 976 and 977, Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.

Being part of the same property conveyed to FVN, LLC, by warranty deed of record in Book 10943, page 636, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the Plan of record in Book 9700, pages 976 and 977, Register's Office, Davidson County, Tennessee; Restrictions contained in instrument of record in Book 11149, page 641, and Book 11313, Page 436, Register's Office for Davidson County, Tennessee.

Unimproved ( X )
This is improved( ) property, known as Lots 17 and 42, Forest Cove, Phase 2, Davidson County, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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.

Witness our hands this 16 day of August, 2000.

**FVN, LLC**

**By:** _____
**G. Allen Patton, Chief Manager**

Instr:200008180081784 Page: 1 OF 2
REC'D FOR REC 08/18/2000 9:00:43AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $209.65

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, duly commissioned and qualified, personally appeared G. Allen Patton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of FVN, L.L.C., the within named bargainor, a Tennessee limited liability company, and that they as such Chief Manager being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

Witness my hand and seal at office, on this 16th day of August, 2000.

Notary Public

My commission expires:

C. E. PICKERING, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004