Davidson County DEEDWARR
Recvd: 10/04/00 15:01 2pgs
Fees:11.00 Taxes:92.50
20001004-0098658

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Stephen Hunt, a single man 3631 Redmond St, Apt C Nashville, Tn. 37209	Same as New Owner	Map 16 Parcel 282

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ROBLYN PROPERTIES, LLC, a Tennessee limited liability company, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto STEPHEN HUNT, a single man, hereinafter referred to as the "GRANTEE", his 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 Lot No. 4 on the Plan of Saddleback Farms, as of record in Plat Book 9700, page 331, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING a part of the same property conveyed to Roblyn Properties, LLC, by Quitclaim Deed from Roblyn Properties, a Tennessee Gen. Partnership, of record as Instrument No. 200008300085669, Register's Office for Davidson County, Tennessee, and by Deeds of Correction recorded simultaneously herewith.

The legal description, as hereinabove set forth, is the same as that contained in the previous Correction Deeds of Record.

This is unimproved property located in Goodlettsville, Tennessee 37072.

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, his heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to Declaration of Protective Covenants, Conditions and Restrictions of record in Book 10024, page 591, and amended in Book 11003, page 852, said Register's Office.

3. Subject to By-Laws of record in Book 10024, page 609, said Register's Office.

4. Subject to Easement for ingress, egress and utility purposes of record in Book 9417, page 284, said Register's Office (if applicable).

5. Subject to any and all matters as they may appear on the Plan of record in Book 9700, page 331, said Register's Office.

6. Subject to the Second Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Saddleback Farms being recorded simultaneously herewith.

And the GRANTOR does further covenant and bind itself, its successors or assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

ROBLYN PROPERTIES, LLC

BY: _____
AARON T. WALKER, Chief Manager

"GRANTEE"

_____
STEPHEN HUNT, a single man

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared AARON T. WALKER, with whom I am personally acquainted and who acknowledged himself to be the Chief Manager of ROBLYN PROPERTIES, LLC, the bargainor, a limited liability company, and as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and official seal, this the 3rd day of October, 2000.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN HUNT, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 3rd day of October, 2000.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

_____
Affiant

Sworn to and subscribed before me, this the 3rd day of October, 2000.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001