Davidson County DEEDWARR
Recvd: 12/19/00 08:36 2pgs
Fees:11.00 Taxes:499.50

20001219-0124113

State of Tennessee
County of WILLIAMSON

The actual consideration or value whichever is greater is $135,000.00.

Subsribed and sworn before me this the 12th day of December, 2000.

Affiant

(Affix Seal)

Notary Public

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc. Y222869

7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027

Address of new owner:
Jason D. Sellers
2765 Rosedale Place
Nashville, TN 37211

Send tax bills to:
SUNTRUST BANK
201 FOURTH AVE. N/7TH FL
NASHVILLE, TN 37219

Map 118-3 Parcel 132

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Rosedale Place, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Jason D. Sellers

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot 33 on the Plan of Phase Two, Rosedale Place, of record in Plat Book 11190, page 18, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the part of the property conveyed to Continental Development and Construction, Inc., a Tennessee corporation by Warranty Deed of record in Instrument No. 200006150059628, Register's Office for said County; and being the same property conveyed to Rosedale Place, LLC by Quitclaim Deed being recorded simultaneously herewith..

THIS IS IMPROVED PROPERTY KNOWN AS 2765 Rosedale Place, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it , and the same is unencumbered, unless otherwise herein set out; and 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 GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 12th day of December, 2000.

Rosedale Place, LLC
BY: _____
Vice President, Continental Development and Construction, Inc., Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Nicholas S. Psillas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Vice-President, Continental Development & Construction, Inc.. Chief Manager of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 12th day of December, 2000.

My commission expires:

_____

Rita Linn Morgan
Notary Public

My Commission Expires
April 6, 2004