# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/01 09:34 3pgs
Fees:15.00 Taxes:203.50

20010220-0015351

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES: 11/29/03
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JAMES MACIUK | New Owner | Map 180-4A |
| (NAME) | (NAME) | |
| 305 Logans Circle | | Parcel 042.00 |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37067 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HOLT VALLEY, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES MACIUK AND NICHOLAS MACIUK

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 166 of Revision One, Addition to Highland Creek, as of record on the Plat recorded as Instrument No. 20000921-0094040, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Holt Valley, LLC, a Tennessee limited liability company by Deeds from Richard A. Nelson and wife, Christine M. Nelson, of record in Book 11294, Page 633; from Sharon Vaughn Lewis of record in Book 11294, page 637; from James O. Shannon and wife, Dale E. Shannon of record in Book 11294, page 641; from Radnor Homes, Inc. of record in Book 11294, page 644; from Vira M. Honeycutt and husband, Sam W. Honeycutt, Sr. of record in Book 11294, page 647; from Charles Edward Cardwell and wife, Anna Marie Cardwell of record in Book 11294, page 651; from Dean Dail Freetly and wife, Mary Alice Freetly, of record in Book 11294, page 655; and further by Quitclaim Deed recorded in Book 11294, page 658, all of record in the Register's Office of Davidson County, Tennessee. The said Holt Valley, LLC, a Tennessee limited liability company, merged with Holt Valley, a Tennessee general partnership leaving Holt Valley, a Tennessee general partnership as the surviving entity, as recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20010215-0014437.

CONTINUED ON PAGE TWO

unimproved (X)
This is improved ( ) property, known as 2216 Maple Grove Lane, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 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 my hand this 16th day of February, 2001

HOLT VALLEY

By: James R. Carbine

James R. Carbine, General Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____

Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James R. Carbine and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the General Partner and _____ respectively of the HOLT VALLEY the within named bargainor, a partnership, and that he as such General Partner and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said James R. Carbine as such General Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 16th day of February, 2001.

My commission expires 11/29/03 _____

Notary Public

CONTINUATION OF LEGAL DESCRIPTION

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property as set out in Exhibit "A"; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

**Exhibit "A"**

Permitted Encumbrances

1. County Taxes for 2001 and subsequent years, a lien but not yet due and payable.

2. The Plan of record in Book 5210, Page 21, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.

3. The Plan of record in Book 5210, Page 258, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.

4. Ingress and Egress Easement of record in Book 5266, Page 40, Register's Office for Davidson County, Tennessee.

5. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 10569, Page 732, Register's Office for Davidson County, Tennessee.

6. Sanitary Sewer Easement of record in Book 10419, Page 470, Register's Office for Davidson County, Tennessee.

7. Easements for Sanitary Sewer and Storm Drainage of record in Book 10316, Page 569, and in Book 10419, Page 504, Register's Office for Davidson County, Tennessee.

8. Sanitary Sewer Easement of record in Book 10419, Page 516, Register's Office for Davidson County, Tennessee.

9. Rights of (a) James O. Shannon and wife, Dale E. Shannon; (b) Dean Dail Freetly and wife, Mary Alice Freetly; (c) Charles Edward Cardwell and wife, Anna Marie Cardwell; (d) John T. Cook and wife, Shelly G. Cook; and, (e) Michael B. McKee, pursuant to agreements executed between said parties and Holt Valley, LLC, related to delivery of Deed to property upon recording of subdivision plat.

10. Temporary Easement Agreement (Lot Nos. 18 and 23) of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 200006220062242.

11. Storm Water Detention Agreement, of record in Book 11338, Page 738, said Register's Office.

12. Easement Agreement, Landscape And Irrigation (Lot Nos. 1, 2, and 163) of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 200006220062243.

13. Highland Creek, Section One, of record in Book 9700, Pages 959 and 960, said Register's Office.

14. Addition to Highland Creek (voided and vacated) of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 200004250040723.

15. Revision One Addition to Highland Creek of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 20000921-0094040.

16. Revision to Lot Nos. 171 and 172, Addition to Highland Creek of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 20010108-0002310 (this plat voids and vacates Lot Nos. 171 and 172 on 20000921-0094040).

17. Declaration of Covenants, Conditions and Restrictions of Holt Valley, of record in Book 11568, Page 311, Register's Office for Davidson County, Tennessee, and First Supplement of record as Instrument No. 200004130037474.

18. By-Laws of Holt Valley of record in Book 11568, Page 301, Register's Office for Davidson County, Tennessee.