Map and Parcel 128-16-0-A 019.00
FB 09D 81544

**This Instrument Was Prepared By:**
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
P. O. Box 681736
133 Holiday Court, Suite 208
Franklin, Tennessee 37067
(615) 790-9678

Send Tax Bills To New Owner:
DEBRA J. DEMENT
7056 Still Spring Hollow Dr.
Nashville, TN 37221-2127

Davidson County DEEDWARR
Recvd: 02/22/01 09:30 2pgs
Fees:11.00 Taxes:120.25
20010222-0016516

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, Grantor, has bargained and sold and by these presents do transfer and convey unto DEBRA J. DEMENT, Grantee, her heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

> Being Lot No. 73 on the Plan of Still Spring Hollow Subdivision, Phase I, Section 1, of record in Book 7900, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, by deed of record in Book 7907, page 635, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Restrictive covenants of record in Book 7963, page 400; as amended in Book 8179, page 464, said Register's Office; (2) All matters on the plan of record in Book 6900, page 991 and Book 7900, page 135, said Register's Office; (3) By-Laws of record in Book 8294, page 40, said Register's Office; (4) Charter of the Still Spring Hollow Owner's Association of record in Book 7930, page 909, said Register's Office; (5) Public utilities easement granted to Harpeth Valley Utility District of record in Book 9740, page 971, said Register's Office; (6) Taxes for 2001 and future years which shall be the obligation of Grantee.

AND GRANTOR DOES FURTHER COVENANT and bind itself its successors and representatives, to warrant and forever defend the title to said property, to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 20 day of February, 2001.

GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, A Tennessee general partnership

BY: TRIANON DEVELOPMENTS LTD., A Delaware corporation, Managing General Partner

BY: _____

TITLE: Secretary

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred M. Stevenson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of TRIANON DEVELOPMENTS LTD., the managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, a Tennessee general partnership, and is authorized by TRIANON DEVELOPMENTS LTD., as managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, to execute this instrument on behalf of TRIANON DEVELOPMENTS LTD., as managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP.

Witness my hand and seal, at office in Franklin, TN, this 20 day of February, 2001.

_____
NOTARY PUBLIC

PATRICIA QUINN ROBERTSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

My Commission Expires: 6/13/2001

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON )

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Thirty Two Thousand Five Hundred Dollars ($32,500.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 20 day of February, 2001.

_____
NOTARY PUBLIC

PATRICIA QUINN ROBERTSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

My Commission Expires: 6/13/2001

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