Davidson County DEEDWARR
Recvd: 03/15/01 09:02 3pgs
Fees:15.00 Taxes:185.00
20010315-0024639

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.
Superior Homes & Const., Inc. 210 N. Main St. Goodlettsville, TN 37072	Same as New Owner	Map 64-01 Parcel 70

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, MIKE LITTLE HOMEBUILDERS, a Proprietorship owned and operated by WILLIAM M. LITTLE A/K/A MIKE LITTLE, joined by his wife, JAN F. LITTLE, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto SUPERIOR HOMES AND CONSTRUCTION, Inc., a Tennessee Corporation, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 97, Phase One, of the Plan of Cleveland Hall Subdivision, of record in Book 11700, page 51, and Surveyor's Certificate of Correction recorded as Instrument No. 199912090301348, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Mike Little Homebuilders by deed from Cleveland Hall, LLC, of record in Instrument No. 20001106-0110281, Register's Office for Davidson County, Tennessee.

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

This is unimproved property known as 1425 Station Four Lane, Old Hickory, Davidson County, Tennessee 37138.

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, its successors or assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, 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 GRANTEE, when due.

2. Charter of Cleveland Hall Homeowner's Association, Inc. of record in Book 11725, page 70, said Register's Office.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11725, page 76, RODCT and in any allied instrument(s) referred to in said restrictions.

4. By-Laws of Cleveland Hall Homeowner's Association, Inc. of record in Book 11725, page 110, RODCT.

5. Any and all matters as they may appear on the Plan of record in Book 11700, page 51, RODCT and Surveyor's Certificate of Correction recorded as Instrument No. 19991209-0301348, RODCT, shows an owner's certificate and a 20-foot easement for public utility and drainage purposes along the front line of said lot and a 10-foot easement for public utility and drainage purposes along the rear line of said lot.

6. Easement for ingress and egress as set forth in instrument recorded in Book 7844, page 249, RODCT.

7. Easement for public utilities as set forth in instrument recorded in Book 7844, page 242 and Book 7844, page 262 and Book 7844, page 272, RODCT.

8. Easement as set forth in instrument recorded in Book 7994, page 173, RODCT.

9. Easement for Drainage and Construction as set forth in instrument recorded in Book 7844, page 268, RODCT.

10. Easement for Water Line as set forth in instrument recorded in Book 7994, page 167, RODCT.

11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 8006, page 677, RODCT.

12. Deed for Highway Easement as set forth in instrument of record in Book 8068, page 524, RODCT.

13. Easement(s) to BellSouth Telecommunications, Inc. as set forth in instrument recorded in Book 11720, page 325, RODCT.

And, we, the GRANTORS, 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, its successors or assigns, against the lawful claims of all persons whomsoever.

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

"GRANTORS"

MIKE LITTLE HOMEBUILDERS
A Proprietorship

WILLIAM M. LITTLE A/K/A MIKE LITTLE

JAN F. LITTLE

"GRANTEE"

SUPERIOR HOMES AND CONSTRUCTION, INC.
A Tennessee Corporation

BY: Jerry D. Hanley, President
JERRY D. HANLEY, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM M. LITTLE A/K/A MIKE LITTLE and wife, JAN F. LITTLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 13th day of March, 2001.

Diana C. Frey
NOTARY PUBLIC

DIANA C FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JERRY D. HANLEY, with whom I am personally acquainted and who acknowledged himself to be the President of SUPERIOR HOMES AND CONSTRUCTION, INC., the bargainor, a corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this the 13th day of March, 2001.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Jerry D. Hanley, President
Affiant

Sworn to and subscribed before me, this the 13th day of March, 2001.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001