(1)

Davidson County DEEDWARR
Recvd: 03/15/01 12:34 2pgs
Fees:11.00 Taxes:203.50
20010315-0024788

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Continental Development & Construction, Inc. P.O. Box 680116 Franklin, TN 37068	New Owner	172-05-OA-048CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 55,000.00 .

Affiant

My Commission Expires:

July 15, 2001

Subscribed and sworn to before me this 9th day of March, 2001.

Notary Public

****

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TIARA DEVELOPMENT, LLC, a Tennessee limited liability company,** ("Grantor") by these presents does hereby transfer, sell and convey to CONTINENTAL DEVELOPMENT AND CONSTRUCTION, INC., a Tennessee corporation, ("Grantee") its successors and assigns, a certain tract or parcel of real property located in DAVIDSON County, State of Tennessee, more particularly described as follows, to wit:

BEING Lot No. 48, on the Plan of Phase Three, Oakmont, of record in Plat Book 7900, page 479, and amended in Plat Book 9700, at page 881, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

BEING part of the same property conveyed to Tiara Development, LLC, a Tennessee limited liability company, by deed from Brent A. Campbell and wife Gail E. Campbell, of record in Book 10644, page 779, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 313 Red Feather Lane, Nashville, TN

This conveyance is subject to: Property taxes for 2001 and subsequent years; The Plan of record at Plat Book 9700, page 881; The Plan of record at Plat Book 9700, page 882; Restrictive Covenants of record at Book 8850, page 631, and Book 9453, page 119, Register's Office for Davidson County, Tennessee; Charter of record in Book 8868, page 942, Register's Office for Davidson County, Tennessee; Homeowners Association QCD, of record in Book 9440, page 530 and 533, Register's Office for Davidson County, Tennessee; Sewer easements of record in Book 9190, page 555, Book 9190, page 560, Book 10360 page331, and Book 10360, page 382, Register's Office for Davidson County, Tennessee; Easement for egress and ingress of record in Book 8940, page 226, Register's Office for Davidson County, Tennessee; Supplemental Declaration of Covenants, Conditions and Restrictions of Phase Three and Four of Oakmont, of record in Book 11484, page 619, Register's Office for Davidson County, Tennessee..

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to CONTINENTAL DEVELOPMENT AND CONSTRUCTION, INC., its successors and assigns forever.

AND the Grantor does hereby covenant with CONTINENTAL DEVELOPMENT AND CONSTRUCTION, INC. that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said CONTINENTAL DEVELOPMENT AND CONSTRUCTION, INC. and its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th day of March, 2001.

GRANTOR:

TIARA DEVELOPMENT, LLC, a Tennessee limited liability company

By: _____
Brent A. Campbell, Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Barbara S. Lamb, a notary public for the state and county aforesaid, Brent A. Campbell, 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 Chief Manager of Tiara Development, LLC, a Tennessee limited liability company, the bargainor herein, and is authorized by the said Tiara Development, LLC, to execute this instrument on behalf of Tiara Development, LLC, by signing his name as Chief Manager.

WITNESS my hand and seal at office this 9th day of March, 2001.

My Commission Expires:

July 15, 2001

_____
Notary Public