OLD REPUBLIC
National Title Insurance Company

ORT#: SV 3427043

Davidson County DEEDWARR
Recvd: 03/21/01 10:24 2pgs
Fees:11.00 Taxes:2340.25

20010321-0027043

STATE OF TENNESSEE }
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 632,500.00

Alice R. Riley
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th DAY OF MARCH, 2001

NOTARY PUBLIC

My Commission expires: 10-25-2003

THIS INSTRUMENT PREPARED BY TN Sup Ct #003143
Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Patrick J. Riley, Jr. etux (NAME)	New Owner At Same Address (NAME)	157-8-A-11
42 Sturbridge Ct. (ADDRESS)	(ADDRESS)	7D-41119
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 632,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

A & H Builders, L.P., a Tennessee Limited Partnership

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Patrick J. Riley, Jr. and wife, Alice R. Riley

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 11** on the plan of **Middleton**, a Residential P.U.D., the plat of which is of record at **Instrument Number 200006260063260** (which revises, voids, vacates, and supercedes the 3rd Revision of Middleton of record at Plat Book 6900, page 900) all of record in the Register's Office for said County and all to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number 20000201-0010584, in said Register's Office, and the above description is the same as appears therein, **except for noted plat revision change.**

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

1. 2001 property taxes are a lien against the property as of 01-01-01, but are not due and payable until 10-01-01. 2000 property taxes in the amount of $842.42, and back taxes, are PAID IN FULL, as listed to Map-Parcel: 157-8-A-011-CO; Field Book Number: 7D-41119; at the street address of 42 Sturbridge Ct., Nashville, TN 37215.

2. Declaration of Covenants, Conditions, Liens, Easements, and Restrictions, including, but not limited thereto, easements, assessments, special assessments, charges and liens, contained and as stated in the instruments of record at Book 6522, page 212, amended at Book 7119, page 345, Book 9816, page 844, and Book 10714, page 744, all said Register's Office.

3. Setback lines, easements, notes, and other limitations as shown on said plan of record at Instrument Number 200006260063260 (revising, plan at plat Book 6900, page 900), both said Register's Office.

4. Storm Water Detention Agreement as of record at Book 6505, page 881, said Register's Office.

unimproved ( ) This is improved (X) property, known as 42 Sturbridge Ct. (House Number) (Street) Nashville, TN 37215 (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 15th day of MARCH, 2001.

A & H Builders, L.P.

By: Bob Haley
Bob Haley, General Partner

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of **DAVIDSON** }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bob Haley, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of MARCH, 2001.

My Commission expires:
10-25-2003

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Bob Haley, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of A & H Builders, L.P., the within named bargainor, a corporation (or partnership), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by him self as such officer (or partner).

Witness my hand and official seal at office this 15th day of MARCH, 2001.

My Commission expires:
10-25-2003

Notary Public