(1)

Davidson County DEEDWARR
Recvd: 03/29/01 09:43 2pgs
Fees:11.00 Taxes:125.80
20010329-0030176

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 and Construction, Inc. P.O. Box 680116 Franklin, TN 37068	Owner	#098-13-0-A 061.00CO (For 1999 P/O 98-52.01)

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 $ 34,000.00 .

Affiant

My Commission Expires:

July 15, 2001

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

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **REGIONAL DEVELOPERS, LL C, 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 more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 61 on the Plan of New Hope Point, Phase Two, Section Four, of record in Plat Book 9700, page 874, Register's Office for Davidson County, Tennessee, reference to said plan is hereby made for a more complete description.

BEING part of the same property conveyed to Regional Developers, LLC, a Tennessee limited liability company, by deed from Roy E. Odum, Randall Odum, Bobby Odum, Alton Odum, Rosa Horton and Judy D. Jensen, of record in Book 10036, page 495, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 328 Moonwater Court Hermitage, TN

Tax Map/Parcel #098-13-0-A 061.00CO

This conveyances is subject to: (a) Property Taxes for 2001 and subsequent years to the Metropolitan Government of Nashville and Davidson County, Tennessee, a lien due and payable, but not yet delinquent; (b) All matters shown on the Plans of record in Plat Book 9700, page 591, and Plat Book 9700, page 874, Register's Office, Davidson County, Tennessee; (c) Declaration of Covenants, Conditions and Restrictions, of record in Book 10290, page 1, re-recorded Instrument No. 200006280064247, and Book 10330, page 782, Book 10535, page 110, Book 10659, page 528, re-recorded Instrument No. 200006280064248, and Book 11394, page 73, re-recorded Instrument No. 200006280064249, Register's Office for Davidson County, Tennessee; (d) A Quitclaim Deed to the Homeowners Association, of record in Instrument No. 200006090057619, Register's Office for Davidson County, Tennessee; (e) An easement for ingress and egress, of record in Book 3911, page 875, Register's Office for Davidson County, Tennessee; (f) Easement for sanitary sewers of record in Book 11030, page 845, Register's Office for Davidson County, Tennessee; (g) If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provision of T.C.A. §67-5-603.

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 as of this the 9th day of March, 2001.

GRANTOR:

Regional Developers, a Tennessee limited liability company

By: _____
Jerry Butler, Chief Manager

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, _____, a Notary Public in and for said county and state, the within named JERRY BUTLER, with whom I am personally acquainted and who, upon oath, acknowledged himself to be a Chief Manager of Regional Developers, LLC, a Tennessee limited liability company, the within named bargainor, and that he as Chief Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager.

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

My Commission Expires:

July 15, 2001

_____
Notary Public

