WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th Day of March, 2001.

Notary Public

MY COMMISSION EXPIRES: 1/22/01

(AFFIX SEAL)

Record & Return To:
Southern Title Services, LLC
Three Maryland Farms, STE 150

Brentwood, TN 37027

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
THOMAS SIDWELL
K.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KBRG of Tennessee, LLC	KBRG of Nashville, LLC	164-10-0-A 011.00CO, 164-10-0-A 041.CO and 164-10-0-A 043.00CO
(NAME) Lot Nos. 11, 41 & 43, Village One Summerfield	(NAME) 1207 Roseneath Road	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Richmond, VA 23230	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Summerfield Developement, LLC**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **KBRG of Tennessee, LLC** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 11, 41 & 43, on the plan of Village One Summerfield, of Record in Instrument No. 200002110014170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Summerfield Developement, LLC from Forrest Partnership by Warranty Deed of record in Book 11571, page 943, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 11588, page 484, and in Book 11665, page 376, Register's Office for Davidson County, Tennessee; By-Laws of Record in Book 11648, page 662, RODC; Charter of Summerfield Home Owners Association of Record in Book 11648, page 660, RODC; Subject to easements of Record in Book 1141, page 327, Instrument No. 20000913-0091248, Instrument No. 200009130091249, Instrument No. 200001130004777, Instrument No. 200008240083643, Instrument No. 200008040077639, Instrument No. 20000913-0091247 and Instrument No. 2000010060099706, RODC; Subject to any and all matters as shown on the plan of Record in Instrument No. 200002110014170, said Register's Office.

This is unimproved (x)
improved( ) property, known as Lot Nos. 11, 41 & 43, Village One Summerfield Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we 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(S), 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 my/our hand(s) this 26th Day of March, 2001.

Davidson County DEEDWARR
Recvd: 04/10/01 14:33 2pgs
Fees:11.00 Taxes:319.13
20010410-0035513

Summerfield Developement, LLC

BY:
John Harney, Chief Manager,

STATE OF TENNESSEE)
) ss:
COUNTY OF ~~DAVIDSON~~ Rutherford)

Before me, the undersigned of the state and county aforesaid, personally appeared John Harney, Chief Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be the of , the within named bargainor, and that as such , as duty authorized executed the foregoing instrument for the purpose therein contained, by signing the name of the company by self as .

Witness my hand and official seal this 26 day of March, 2001.

Terisia Mallard
NOTARY PUBLIC

TERISIA MALLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES: 2/20/05