WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/22/01 (AFFIX SEAL)

THOMAS SIDWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 100, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KBRG of Nashville, Tennessee	Owner	Part of Map 164
(NAME) LOT 14, & 164, Village One Summerfield	(NAME) 1207 Roseneath Road	
(ADDRESS) Nashville, TN	(ADDRESS) Richmond, VA 23230	Parcel 262
(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 a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **KBRG of Nashville, Tennessee** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 16 and 164, 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, a Tennessee limited liability Company, by Warranty Deed from Forrest Partnership, a Tennessee General Patnership of record in Book 11571, page 943, Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown on the plan of Record in Instrument No. 200002110014170, Register's Office for Davidson County, Tennessee; Restrictive Covenants contained in an Instrument of Record in Book 11588, page 484, as amended in Book 11669, page 376, RODC; Storm Water Agreement of Record in Instrument No. 200002110014170, RODC; Subject to Easement of record in Instrument No. 20000913-0091248 and in Instrument No. 20000913-0091247, said Register's Office.

This is unimproved (x)
improved( ) property, known as LOT 14, & 164, Village One Summerfield Nashville TN
(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 January, 2001.

Summerfield Developement, LLC a Tennessee Limited Liability Company

BY: _____
John Harney, Chief Manager

Davidson County DEEDWARR
Recvd: 04/10/01 14:37 2pgs
Fees:11.00 Taxes:212.75

20010410-0035515

STATE OF TENNESSEE)
) ss:
COUNTY OF Rutherford)

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

Witness my hand and official seal this the 26th day of January 2001.

Janice A. Dixon
NOTARY PUBLIC

MY COMMISSION EXPIRES: 03-17-01