37
BW

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Douglas B. Durr 6355 Shadow Ridge Court Brentwood, TN 37027	132-08-01 132-7-62	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BW) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MPACT CONSTRUCTION GROUP, LLC**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **DOUGLAS B. DURR,** a resident of Williamson County, Tennessee (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Matters shown on the Plan of Southmeade of record in Book 1835, page 118 and 119, Register's Office for Davidson County, Tennessee. (Tracts 1 and 2)

2. Easement of record in Book 2088, page 29, Register's Office for Davidson County, Tennessee. (Tract 1 and 2)

3. Restrictive Covenants contained in instrument of record in Book 2044, page 31, amended in Book 2046, page 541, Register's Office for Davidson County, Tennessee. (Tract 1 and 2)

4. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 7650, page 656, Register's Office for Davidson County, Tennessee. (Tract 1)

5. Consent Agreement of record in Book 7254, page 187, Register's Office for Davidson County, Tennessee. (Tract 1)

6. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 7536, page 36, Register's Office for Davidson County, Tennessee. (Tract 2)

Davidson County DEEDWARR
Recvd: 05/25/01 16:24 3pgs
Fees:15.00 Taxes:1629.78
20010525-0054900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,481.00

Affiant

Subscribed and sworn to before me this 25th day of May, 2001.

Notary Public

My Commission Expires: My Commission Expires March 23, 2002

STEVEN L. ESEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved property located at 4320 Kenilwood Drive, Nashville, Tennessee and 4318 Kenilwood Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

Grantee assumes responsibility for payment of real property taxes for the current year when same become due and payable.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 25th day of May, 2001.

MPACT CONSTRUCTION GROUP, LLC

By: Darrell Crawford

Title: Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, ~~Darrell Crawford~~ Steven J. Eisen, Notary Public, Darrell Crawford, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is managing member of MPACT CONSTRUCTION GROUP, LLC and is authorized to execute this instrument on behalf of said limited liability company.

WITNESS my hand, at office, this 25th day of May, 2001.

STEVEN J EISEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires:

My Commission Expires March 23, 2002

Exhibit A

Tract 1

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Southmeade, as of record in Book 1835, page 118 and 119, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 68 is described as beginning at a point on the easterly margin of Kenilwood Drive, a corner of Lots 67 and 68; thence with the line between said lots, easterly 284.8 feet to the westerly right of way line of the L. and N. Railroad; thence with the line of the same southerly 99 feet to a point, and continuing with the same westerly 10 feet to a point, and continuing with the same southerly 77.1 feet to the common easterly corner of Lots 68 and 69; thence with the line between said lots westerly 280.3 feet to the easterly margin of Kenilwood Drive; thence with the margin of same northerly 144 feet to the beginning.

Being the same property conveyed to MPACT CONSTRUCTION GROUP, LLC by deed of record in Book 11455, page 752, Register's Office for Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 67 on the Plan of Southmeade, as of record in Book 1835, pages 118 and 119, Register's Office for said County.

Said Lot No. 67 fronts 148.2 feet on the easterly side of Kenilwood Drive and runs back between lines, 293.1 feet on the northerly line, and 284.8 feet on the southerly line to a dead line in the rear on which it measures 169.8 feet thereon.

Being the same property conveyed to MPACT CONSTRUCTION GROUP, LLC by deed of record in Book 11509, page 92, Register's Office for Davidson County, Tennessee.