Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 06/15/01 14:44 2pgs
Fees:11.00 Taxes:870.54
20010615-0063654

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Eastland Construction, Inc.,** (hereinafter referred to as "Grantor(s)") have this day, bargained and sold and does hereby transfer and convey unto **Robert S. Richmond** (hereinafter referred to as "Grantee(s)"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Being all of Lot 15, Final Plat of Baypointe Subdivision, Phase I, according to the plat thereof, recorded in Instrument No. 200005230051440 and as revised in the First Revision, Final Plat of Baypointe Subdivsion, Phase I, recorded in Instrument No. 200006210061773, of the Register's Office of Davidson County, Tennessee, to which plat references are hereby made for more complete details of location and description of said lot.

Being a part of the same property conveyed to Eastland Construction, Inc., a Tennessee Corporation by Warranty Deed from Baypointe LLC, a Tennessee Limited Liability Company recorded September 6, 2000 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and/or setback lines of record in Instrument # 200005230051440 and Instrument # 200006210061773, Restrictions of record in Instrument # 200005100047337, Instrument # 200007200071748, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 26 day of May, 2001.

Bobby Eastland, Jr., President for Eastland Construction, Inc.

STATE Of Tennessee
COUNTY Of Wmson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, Bobby Eastland, Jr., President for Eastland Construction, Inc., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the President of Cambridge Homes, Inc. and the within bargainor, a corporation and that he/she as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of the corporation by the said President.

Witness my hand and official seal, this 25 day of May, 2001.

Mary T. Hurst
Notary Public

MARY T. HURST
NOTARY PUBLIC AT LARGE
Commission exp. 2-19-2002
RUTHERFORD COUNTY, TENNESSEE

GK

STATE Of Tennessee
COUNTY Of Wmson

The actual consideration or value, whichever is greater, for this transfer is ~~$224,900.00~~ 235,281.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

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

Mary T. Hurst
Notary Public

MARY T. HURST
NOTARY PUBLIC AT LARGE
Commission exp. 2-19-2002
RUTHERFORD COUNTY, TENNESSEE

Map and Parcel Numbers: 98/05/0B/15.00CO

Address of New Owner:
6313 Spera Point Crossing
Hermitage, TN 37076

Send Tax Bills to:
same

6-010146