Bk 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

Davidson County DEEDWARR
Recvd: 08/06/01 16:00 2pgs
Fees:13.00 Taxes:828.80
20010806-0084021

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $224,000.00.

Affiant

Notary Public

My commission expires:

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

Name and Address of New Owner:

Weckesser Builders, LLC
3057 Trotters Lane
Franklin, Tennessee 37067

Send Tax Bills To:

New Owner

Street Address of Subject Property:

Unit Nos. 9, 10, 11, 12, 16, 17, 18 & 19, Hermitage Springs Townhomes, Section One
Nashville, TN 37138

Map and Parcel:

63-244 and P/O 64-18

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JO-MAC PROPERTIES, LLC,** a Tennessee Limited Liability Company, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **WECKESSER BUILDERS, LLC, a** Tennessee Limited Liability Company, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Nos. 9, 10, 11, 12, 16, 17, 18 and 19 as shown on the Plan of Hermitage Springs Townhomes, Section One, of record as Instrument No. 20010801-0081514 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being a portion of the property conveyed to Jo-Mac Properties, LLC, a Tennessee limited liability company, by Deed from Danner-Eller Golf Properties, a Tennessee corporation, of record as Instrument No. 199912300308890 in the Register's Office for Davidson County, Tennessee; and by Deed from William E. Jones and wife, Phyllis Jones, of record in Instrument No. 200003100025238 in said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County Taxes for the year 2001 which have been prorated between the parties and assumed by Grantee;

2. All matters shown on plans of record as Instrument No. 20010703-0070299 and as Instrument No. 20010801-0081514, Register's Office for Davidson County, Tennessee; and

3. Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20001206-0120233 in the Register's Office for Davidson County, Tennessee.

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, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors 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 hand this 2nd day of August, 2001.

JO-MAC PROPERTIES, LLC

BY: _____
George M. Hardwick, Chief Manager

STATE OF TENNESSEE]
]
COUNTY OF WILLIAMSON]

Personally appeared before me, George M. Hardwick, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of JO-MAC PROPERTIES, LLC, a Tennessee limited liability company, the within named maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

_____
NOTARY PUBLIC

My commission expires: _____

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