PICK-UP

Davidson County DEEDWARR
Recvd: 08/15/01 15:46 4pgs
Fees:23.00 Taxes:37.00
20010815-0088361

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Cane Ridge Farms Homeowners Association c/o Morris Property Management 413 Welshwood Drive Nashville, TN 37211	New Owner	Map 174-11A Parcel 25

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CANE RIDGE FARMS, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CANE RIDGE FARMS HOMEOWNERS ASSOCIATION, INC., a Tennessee non-profit corporation**, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:

Land in Davidson County, Tennessee, being the Open Space or Public Utility & Drainage Easement (Open Space), composed of two separate tracts, one being 60,962 square feet or 1.40 acres, more or less, and the other being 180,102 square feet or 4.135 acres, more or less, as shown and depicted on the Subdivision Plat of Cane Ridge Farms, Phase One, as of record as Instrument No. 20000825-0083988, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more particular and complete description of the property.

Being part of the same property conveyed to Cane Ridge Farms, LLC by deed from JL Investments, LLC of record in Book 11431, Page 163, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being the Open Space or Public Utility & Drainage Easement Open Space, composed of two separate tracts, one being

396,679 square feet or 9.107 acres, more or less, and the other being 20,781 square feet or 0.477 acres, more or less, as shown and depicted on the Subdivision Plat of Cane Ridge Farms, Section One, Phase Three, as of record as Instrument No. 20010606-0059239, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more particular and complete description of the property.

Being part of the same property conveyed to Cane Ridge Farms, LLC by deed from JL Investments, LLC of record in Book 11431, Page 163, 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 except as set forth on **Exhibit "A"**; 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 said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this August 15, 2001.

Cane Ridge Farms, LLC,
a Tennessee limited liability company

By: _____
Steven Dotson, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Affiant

Subscribed and sworn to before me this
14 day of August, 2001.

Notary Public
My commission expires: 10/20/2003

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven Dotson with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Cane Ridge Farms, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 15 day of August, 2001.

Notary Public
My commission expires: 10/20/2003

WD20.200

Exhibit "A"

Permitted Exceptions

1. Taxes for the year 2001 and subsequent years, a lien not yet due and payable. Taxes for the year 2001 shall be paid by the Grantor.

2. Declaration of Covenants, Conditions and Restrictions of Cane Ridge Farms as recorded as Instrument No. 20000905-0087103, Register's Office for Davidson County, Tennessee, amended in Instrument No. 20001204-0119093, said Register's Office, further amended in Instrument No. 20010815-_____.

3. By-Laws of Cane Ridge Farms Homeowners Association, Inc. recorded as part of the document recorded as Instrument No. 20000905-0087103, Register's Office for Davidson County, Tennessee.

4. Easement for Transmission Lines recorded in Book 4428, page 565, said Register's Office.

5. Easement of record in Book 5078, page 476, said Register's Office.

6. Matters shown on the Subdivision Plat of Cane Ridge Farms, Phase One, as of record as Instrument No. 20000825-0083988, Register's Office for Davidson County, Tennessee.

7. Matters shown on Subdivision Plat of Cane Ridge Farms, Section One, Phase Three, as of record as Instrument No. 20010606-0059239, Register's Office for Davidson County, Tennessee.