# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th Day of August, 2001.

Notary Public

MY COMMISSION EXPIRES: 1/26/05

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John L. Freund and Linda F. Freund | | 160-9-43 |
| (NAME)<br>Map 160, Parcel 12 located on Lakemont Drive | (NAME)<br>2709 Noonan Drive | |
| (ADDRESS)<br>Nashville, TN | (ADDRESS)<br>Nashville, Tennessee 37206 | |
| (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, **Alfa Development, LLC**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John L. Freund and Linda F. Freund** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of First Revision Deer Run Subdivision, as of record in Plat Book 9700, Page 778, revised in Plat Book 9700, Page 825, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Alfa Development, LLC by Warranty Deed of record in Book 10762, page 501, Register's Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/17/01 10:56 2pgs
Fees:13.00 Taxes:629.00

20010817-0089110

Subject to roll back tax assessment pursuant to the Agricultural, Forest and Open Space Land Act of 1976 TCA 67-5-1001 et seq; application for Greenbelt made in Book 8983, page 118 and Book 9036, Pages 418 and 419, of the Register's Office of Davidson County, Tennessee.

Subject to easement to the State of Tennessee of record in book 3827 page 217 of the Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown on plan of record in Plat Book 9700, page 778 and revised in Plat Book 9700, Page 825 of the Register's Office of Davidson County, Tennessee.

Subject to declaration of covenants, conditions and restrictions for Deer Run of record in Book 11234, page 309, Register's Office of Davidson County, Tennessee.

This is unimproved ( xx )
improved( ) property, known as Map 160, Parcel 12 located on Lakemont Drive 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 16th Day of August, 2001.

**Alfa Development, LLC**

**BY:** _____

**A.B. Telwar, Financial Manager**

STATE OF TENNESSEE )
) ss:
COUNTY OF DAVIDSON )

Before me, the undersigned of the state and county aforesaid, personally appeared A.B. Telwar, 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 Financial Manager of Alfa Development, LLC, the within named bargainor, and that he as such Financial Manager, as duty authorized executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Financial Manager.

Witness my hand and official seal this .

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/24/05

