Davidson County DEEDWARR
Recvd: 10/09/01 14:32 2pgs
Fees:13.00 Taxes:74.00

20011009-0110030

Box 37
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
B & W Management, LLC 4290 Brick Church Pike Nashville, TN 37189	043-01-0 072.00	Same

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
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, Charles E. Rhoten (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to B & W Management, LLC (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 66 Revised Final Plat for Section 4 Shannon Place Subdivision of record as Instrument No. 20010502-0044879, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Charles E. Rhoten by deed of record in Book 11671, page 536, Register's Office for Davidson County, Tennessee.

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

1. Real estate taxes for the current year which have been prorated between the parties.

2. Storm Water Detention Agreement of record as Instrument No. 20010328-0030045, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record as Instrument No. 20010328-0030046, Register's Office for Davidson County, Tennessee.

4. Matters shown on Revised Final Plat for Section 4 Shannon Place Subdivision of record as Instrument No. 20010502-0044879 and Instrument No. 20010423-0040003, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Lot 66 on the Revised Final Plat for Section 4 Shannon Place Subdivision of record as Instrument No. 20010502-0044879, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Beatrice T. Johnson
Affiant

Subscribed and sworn to before me this 8th day of October, 2001.

Loretta B. Lane
Notary Public
My Commission Expires: 3/23/2002

LORETTA B. LANE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

752079 v1
063258-006 10/04/01

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

Carole Rhoten, wife of Charles E. Rhoten, joins in this conveyance for the express purpose of waiving or relinquishing any marital rights that she may have in the property and for no other purpose

IN WITNESS WHEREOF, the Grantor has executed this Deed this 8th day of October, 2001.

Charles E. Rhoten
CHARLES E. RHOTEN

Carole Rhoten
CAROLE RHOTEN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Pubic, Charles E. Rhoten, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of October, 2001.

Loretta B. Lane
Notary Public
My Commission Expires: 3/23/2002

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Dixon Trotter, Notary Pubic, Carole Rhoten, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day of October, 2001.

Notary Public
My Commission Expires: 1-24-02