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Rota

Davidson County DEEDWARR
Recvd: 12/17/01 09:19 3pgs
Fees:18.00 Taxes:519.87
20011217-0138729

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (JHR)
424 Church St., Suite 2000
Nashville, TN 37219

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Frances Shmerling	Same	Map 117-13-B
6608 Clearbrook Dr.		Parcel 145
Nashville, TN 37205		

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, LANDSTAR DEVELOPMENT, LLC, a Tennessee limited liability company ("Grantor") has bargained and sold and does hereby bargain, sell, convey unto Frances Shmerling, a married woman, ("Grantee"), the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

Lot No. 710, on the Plat of Abbottsford, Phase 2, of record in Instrument No. 20010502-0044874, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Landstar Development, LLC, a Tennessee limited liability company, by deed from the Frank R. Leu Revocable Trust of record in Instrument No. 2001-04190039007, Register's Office for Davidson County, Tennessee.

This is unimproved property located at 710 Foster Hill, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its heirs, successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit A attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons whomsoever.

(Remainder of Page Intentionally Left Blank)

WITNESS the signature of the duly authorized officer of Grantor this the 14 day of November, 2001.

LANDSTAR DEVELOPMENT, LLC

By: _____
William N. Adkins, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William N. Adkins, 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 Chief Manager of Landstar Development, LLC, the within named bargainor, 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 limited liability company by himself as Chief Manager.

WITNESS my hand and seal, at office in Nashville Tennessee, this 14 day of November, 2001.

_____
NOTARY PUBLIC

My Commission expires: 7-24-2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $140,505.00.

_____
Affiant

Subscribed and sworn to before me, this the 14th day of December, 2001.

_____
Notary Public

My Commission Expires: 3/27/04

EXHIBIT A

Permitted Title Encumbrances

1. Real property taxes for 2001 which will be prorated and paid by Grantor. Real Property Taxes for subsequent years, a lien, not yet due and payable.

2. The Plat of Abbottsford, Phase 2, a planned unit development, of record in Instrument No. 20010502-0044874, RODC.

3. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford Homeowners Association, Inc. of record in Book 8106, page 1, RODC, as amended by instrument of record in Book 8627, page 254, RODC and by instruments of record in Book 9381, page 876, Book 10458, page 810 and Inst. No. 2001-03300030930, RODC.

4. Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford of record in Instrument No. 20010502-0045152, as re-recorded in Inst. No. 20010514-0049648, RODC.