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Davidson County DEEDWARR
Recvd: 12/27/01 16:10 2pgs
Fees:13.00 Taxes:206.46
20011227-0142822

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Continental Development and Construction P.O. Box 680116 Franklin, TN 37064	Owner	12803A4CO (lot 4) 12803A7CO (lot 7)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 55,800.00 .

Affiant

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

Notary Public

My Commission Expires:

August 3, 2005

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Sneed & Harris Builders, LLC, a Tennessee limited liability company,** ("Grantors") by these presents does hereby transfer, sell and convey to **Continental Development and Construction, Inc.,** ("Grantee") its successors and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to wit:

BEING Lot No. 4 AND Lot No. 7, on the Plan of Cedar Forest Subdivision, First Revision, of record in Plat Book 6900, page 383 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

BEING part of the same property conveyed to Sneed & Harris Builders, LLC by deed from Benjamin T. Anderson, Trustee, of record in Book 11497, page 706, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 413 Cedar Forest, Nashville, TN (Lot 4) and 425 Cedar Forest, Nashville, TN (Lot 7)

This conveyance is subject to:

1. Property taxes for 2002 and subsequent years to Davidson County Trustee.
2. The plan of record at Plat book 6900, page 383, R.O.D.C.T.
3. All matters of public record.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Continental Development and Construction, Inc., its successors and assigns forever.

AND the Grantor does hereby covenant with Continental Development and Construction, Inc., that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said Continental Development and Construction, Inc., and its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 14th day of December 2001.

GRANTOR:

Sneed & Harris Builders, LLC

By: _____
Bobby Todd Sneed, Managing Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Barbara S. Lamb, a Notary Public in and for said county and state, the within named **Bobby Todd Sneed,** with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Managing Member of Sneed & Harris Builders, LLC, a Tennessee limited liability company, the bargainor herein, and further acknowledged that he, having the authority so to do, excuted the within instrument on behalf of the limited liability company for the purposes therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 14th day of December, 2001.

My Commission Expires:

August 3, 2005

_____
Notary Public

