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Davidson County DEEDWARR
Recvd: 01/24/02 11:41 2pgs
Fees:13.00 Taxes:68.45
20020124-0009927

Bk 44

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $18,500.00.

Affiant

Subscribed and sworn to before me, this 24th day of January, 2002.

Notary Public

My Commission Expires: 9/24/05

Address New Owner As Follows:

T & T Building Contractors, L.L.C.
3550 Armstrong Road
Springfield, TN 37172

Send Tax Bills To:

SAME

Map-Parcel Number:

42-12B-021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY W. GEORGE**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **T & T BUILDING CONTRACTORS, L.L.C., a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of First Revision of Williams Valley PUD, as of record as Instrument No. 20010201-0009794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Jeffrey W. George by deed from Dharmdeo N. Singh and Neva K. Singh, husband and wife, of record in Book 10810, page 698, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of the Grantor or Grantor's spouse.

This conveyance is made subject to:

1. 2002 Metro taxes, a lien but not yet due and payable, which shall be paid by Grantee. Grantee agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record as Instrument No. 200102010009794, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20010308-0022084, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record as Instrument No. 200005080046246, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5515, page 973 and in Book 5515, page 970, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2028 Williams Valley Drive, Madison, TN 37115.

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 I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs 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 person whomsoever.

WITNESS my hand this 24th day of January, 2002.

Jeffrey W. George

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY W. GEORGE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of January, 2002.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 9/24/05