STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ 28,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~01/26/05~~ 8-14-05

(AFFIX SEAL)

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KBRG of Nashville, LLC	KEYSTONE BUILDERS	Map: 164-10-A
(NAME) Lot 167, Village One Summerfield	(NAME) 1207 ROSENEATH ROAD	Parcel:54
(ADDRESS) Nashville TN	RICHMOND, VA (ADDRESS) 23230	
(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. SUMMERFIELD DEVELOPMENT, LLC, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto KBRG OF NASHVILLE, LLC, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 167 of Village One Summerfield of record in Instrument No. 200002110014170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Summerfield Development, LLC, a Tennessee limited company by deed from Forrest Partnership, a Tennessee genreal partnership of record in Book 11571, page 943, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the plan of record in Instrument No. 200002110014170, Register's Office for Davidson County, Tennessee, Declaration of Covenants, Conditions and Reestrictions as of record in Book 11588, page 484, as amended in Book 11669, page 376, in instrument No. 20010308-0021946 and in Instrument No. 20010504-0046260, Register's Office for Davidson County, Tennessee, all matters shown on the Plan of record in Instrument No. 200002110014170, Register's Office for Davidson County, Tennessee, By-Laws of record in Book 11648, page 662, as amended in Instrument No. 20010504-0046261, Register's Office for Davidson County, Tennessee, Easement for Storm Water Detention Agreement of record in Instrument No. 200001130004777, Register's Office for Davidson County, Tennessee, Subject to rights of others in and to the common areas/elements, Homeowner's Association Charter of record in Book 11648, page 660, as amended in Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee. Conveyance of Open Space to Homeowner's Association of record in Instrument No. 20010514-0049520, Register's Office for Davidson County, Tennessee, 2002 County and/or City taxes which are a lien, but not yet due and payable.

Unimproved ( )
This is improved ( ) property, known as Lot 167, Village One Summerfield, 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 Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has 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 Grantor further covenant and bind itself, its successors and assigns, 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 our hands this 31st day of January, 2002.

Summerfield Development, LLC

BY:

Davidson County DEEDWARR
Recvd: 02/04/02 10:38 2pgs
Fees:13.00 Taxes:106.38

20020204-0014963

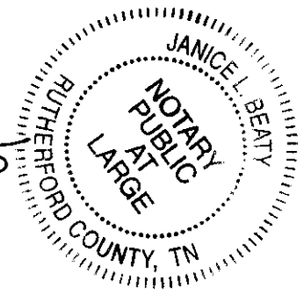
STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John Harney , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief manager for Summerfield Development, LLC, the within named bargainor, a corporation, and that he/she as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Chief Manager.

Witness my hand and official seal, this 31st day of January, 2002.

Notary Public



My Commission Expires: 2/20/05

(SEAL)

Mail After Recording To:

Sidwell, Barrett & MCCann
121 First Avenue South, STE 200
Franklin, TN 37064