Davidson County DEEDWARR
Recvd: 03/15/02 12:38 2pgs
Fees:13.00 Taxes:547.60

20020315-0032950

REBECCA A. DAVIS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2002.

Notary Public

MY COMMISSION EXPIRES: 05/16/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Landmark Homes of Tennessee, Inc.,	Landmark Homes of Tennessee, Inc.	Map: P/O 98-133, 98-132,
(NAME) 4275 Central Pike	(NAME) 4275 Central Pike	Parcel: 98-16 & 98-12
(ADDRESS) Hermitage TN 37076	(ADDRESS) Hermitage, TN. 37076	
(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, BAYPOINTE, LLC, A LIMITED LIABILITY COMPANY hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto LANDMARK HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION, 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:

Tract No. 1

Land in Davidson County, Tennessee, being all of Lot Nos. 12, 18 and 44 on the First Revision of the Final Plat of Baypointe Subdivision, Phase I, according to plat thereof, recorded in Instrument No. 20000621-0061773, Register's Office for said County, to which plat reference is hereby made for more complete details of location and description of said lot.

Tract No. 2

Land in Davidson County, Tennessee, being all of Lot No. 46 on the Final Plat of Baypointe Subdivision, Phase II, according to plat thereof, recorded in Instrument No. 20010608-0060679, Register's Office for said County, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Baypointe, LLC by Warranty Deeds of record in Book 11748, page 257, Book 11748, page 260, Book 11748, page 263 and in Book 11748, page 267, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200005100047337 as amended in 200007200071748; Restrictive Covenants in Instrument No. 20010621-0056743; Restrictions in Book 3827, page 822, Book 3811, page 637, Book 3827, page 830 and in Book 4075, page 628; Transmission Line Easements in Book 1255, page 347 and in Book 1280, page 445; Sewer and/or Storm Drainage Easement in Book 10316, page 619; and, any and all matters as shown on plat of record in Instrument No. 20010608-0060679 (Tract No. 2) and in 20000621-0061773 (Tract No. 1); all of the Register's Office of Davidson County, Tennessee.

Unimproved (x)
This is improved ( ) property, known as Lot's 12,18,44 & 46 Baypointe, Phase I & II, Hermitage, TN 37076
(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 7th day of March, 2002.

Baypointe, LLC

X

Gary Wisniewski, Chief Manager

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Gary Wisniewski, 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 Baypointe, LLC A Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal, this 7th day of March, 2002.

Notary Public Rebecca A. Dohoda

My Commission Expires: 05/15/04

(SEAL)

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

Mail After Recording To:

Southern Title Services, LLC
2637 Mufreesboro Pike
Nashville, TN 37217