Davidson County DEEDWARR
Recvd: 03/21/02 14:59 2pgs
Fees:13.00 Taxes:118.03

20020321-0035040

REBECCA L. RUTHERFORD COUNTY, TENN. NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2002.

Notary Public

MY COMMISSION EXPIRES: 05/15/04

(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
Southern Home Builders, LLC	Southern Home Builders, LLC.	Map: 164-10-O-A
(NAME) P.O. Box 10328	(NAME) P.O. Box 10328	Parcel: 113
(ADDRESS) Murfreesboro, TN. 37219	(ADDRESS) Murfreesboro, TN. 37219	
(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, A TENNESSEE LIMITED LIABILLITY COMPANY, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto SOUTHERN HOME BUILDERS, LLC A LIMITED LIABILITY COMPANY, 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 300 on the Plan of Village Two, Summerfield, of record as Instrument No. 20000929-0096421, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Summerfield Development, LLC by deed of record in Book 11571, Page 943, Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

Subject to any and all matters as shown on the Plan of record as Instrument No. 20000929-0096421; Restrictive Covenants and Homeowners Association Applying to the Subdivision Named Summerfield of record in Book 11588, Page 484, as amended in Book 11669, Page 376, in Instrument No. 20010308-0021946, and Instrument No. 20010504-0046260; Charter of Summerfield Homeowners Association, Inc., of record in Book 11648, Page 660, as amended in Instrument No. 20010326-0028531; By-Laws of Summerfield Homeowners Association, Inc. of record in Book 11648, Page 662, amended in Instrument No. 20010504-0046261; Easement granted Southern Bell Telephone and Telegraph Company of record in Book 1141, page 327; Grant of Permanent Easement to Tennessee Telephone Company of record as Instrument No. 20000824-0083643; Storm Water Detention Agreement of record as Instrument No. 20000113-0004777; Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20000809-0079074; Easement for Sanitary Sewer of record as Instrument No. 20000913-0091248, Instrument No. 20000913-0091247, and Instrument No. 20000913-0091249; Storm Water Detention Agreement of record as Instrument No. 20000113-0004777; Open Spaces and Common Areas conveyed to Summerfield Homeowners Association, Inc., a Tennessee Non-Profit Corporation of record as Instrument No. 20010514-0049520; all of the Register's Office for Davidson County, Tennessee.

Unimproved (x)
This is improved ( ) property, known as Lot 300, Villiage Two, Summerfield, Antioch, TN 37027
(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 12th day of March, 2002.

Summerfield Development, LLC A Tennessee Limited Liabillity Company

BY: _____

John Harney, Chief Manager

STATE OF Tennessee

COUNTY OF Davidson

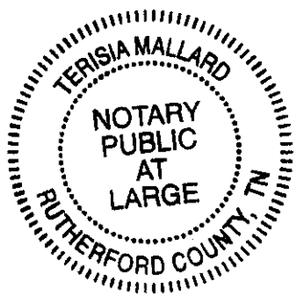
Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John Harney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Summerfield Development, LLC A Tennessee Limited Liabillity 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 12th day of March, 2002.

Terisia Mallard

Notary Public

My Commission Expires: 2/20/05



(SEAL)

Mail After Recording To:

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