# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,750.00

James W. Hawkins III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2001.

KAREN L. PHILLIPS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 12-29-03
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Wilson & Wilson, Title
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-2606

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Great Southern Homes, Inc. | Great Southern Homes, Inc. | Map 058-0-9-0 |
| (NAME) 417 Welshwood Drive, Suite 210 | (NAME) SAME | Parcels 001.00CO, 008.00CO, 0014.00CO, 0015.00CO, 0016.00CO & 0017.00CO |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eaton's Creek Park Real Estate Investors Fund, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Great Southern Homes, Inc., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lots 1, 18, 14, 15, 16 & 17 of Creekside Trails, Phase 1, as shown on Plat of record in Instrument No. 20001026-0106269, 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 Eaton's Creek Park Real Estate Investors Fund, LLC by deed from Affordable Housing Resources, Inc. of record in Book 10996, Page 941, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 2004 Harvest Lane, 2032 Harvest Lane, 2009 Harvest Land, 2005 Harvest Lane, 1016 Rambling Brook Road & 1012 Rambling Brook Road, Nashville, Tennessee, ,
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my hand this 31st day of December, 2001.

Eaton's Creek Park Real Estate Investors Fund, LLC

By: John A. Beam III
John A. Beam, III, Chief Manager

Davidson County DEEDWARR
Recvd: 04/02/02 10:05 2pgs
Fees:13.00 Taxes:513.38

20020402-0039627

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eaton's Creek Park Real Estate Investors Fund, LLC the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of December, 2001.

Commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John A. Beam, III with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Chief Manager of Eaton's Creek Park Real Estate Investors Fund, LLC the within named bargainor, an LLC, and that he/she as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the LLC, by the said John A. Beam, III as such Chief Manager .

KAREN L. TRUSTY ★ NOTARY PUBLIC AT LARGE ★ WILLIAMSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 12-29-03

**RETURN TO:**

Wilson & Weiss Title
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027