#42

Davidson County DEEDWARR
Recvd: 04/16/02 15:35 2pgs
Fees:13.00 Taxes:259.00
20020416-0047264

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (JMB)
3305 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
William W. Winfree 4221 Central Pike Hermitage, Tennessee 37076	Same	Part of 64-107

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, paid by WILLIAM W. WINFREE, hereinafter referred to as "Grantee," CLEVELAND HALL, LLC, a Tennessee limited liability company hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto Grantee, his successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Lot 62, Phase Two, Cleveland Hall Subdivision, as shown on the plat of record as Instrument Number 20020304-0026804, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by deed of record in Book 11714, page 126, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot 62, Phase Two, Cleveland Hall Subdivision, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to Grantee, its successors heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (i) matters shown on the plat of record as Instrument Number 20020304-0026804, Register's Office for Davidson County, Tennessee; (ii) Charter of Cleveland Hall Homeowners Association, Inc., of record in Book 11725, page 70, Register's Office for Davidson County, Tennessee; (iii) Declaration of Covenants, Conditions and Restrictions for Cleveland Hall of record in Book 11725, page 76, Register's Office for Davidson County, Tennessee; (iv) easement to Bellsouth Telecommunications, Inc., as set forth in instrument of record in Book 11720, page 325, Register's Office for Davidson County, Tennessee; (v) easement(s) to Cumberland Utility District, as set forth in instrument recorded in Book 7994, Page 173, Register's Office for Davidson County, Tennessee; (vi) easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 8068, Page 524, Register's Office for Davidson County, Tennessee; (vii) Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County for water and/or sewer distribution system of record in Book 8006, Page 677, Register's Office for Davidson County, Tennessee; (viii) easement as of record in Book 7844, Page 242, Register's Office for Davidson County, Tennessee; and (ix) taxes for the current year, based upon the present assessment and taxation of the larger tract of which the conveyed lot is a part, are to be paid by Grantor.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 16th day of April, 2002.

CLEVELAND HALL, LLC, a Tennessee limited liability company

By: _____
W. Allen Bryan, III, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared W. Allen Bryan, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Cleveland Hall, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager 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 seal, at office in Nashville, this 16th day of April, 2002.

_____
Notary Public

JOHN M. BAIRD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

1/28/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

_____
Affiant

SUBSCRIBED AND SWORN to before me, this 16th day of April, 2002.

1/28/04
My Commission Expires

_____
Notary Public

JOHN M. BAIRD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.