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Davidson County DEEDWARR
Recvd: 04/18/02 15:50 2pgs
Fees:13.00 Taxes:546.18
20020418-0048585

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:
Continental Development and
Construction, Inc.
P.O. Box 680116
Franklin, TN 37068

Send Tax Bills To:
Owner

Map-Parcel Nos.
See Legal Description Below

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 147,615.00 .

Affiant

My Commission Expires:

August 3, 2005

Subscribed and sworn to before me this 16th day of April 2002.

Notary Public

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **KENDALL PARK PARTNERS, a Tennessee general partnership,** ("Grantor") by these presents does hereby transfer, sell and convey to CONTINENTAL DEVELOPMENT AND CONSTRUCTION, INC., a Tennessee corporation, ("Grantee") its successors and assigns, a certain tract or parcel of real property more particularly described as follows, to wit:

BEING Lot No. 13, Lot No. 16, Lot No. 17, Lot No. 54 and Lot No. 55, on the Plan of Kendall Park, Phase One, of record in Instrument #200007280074429, Register's Office for Davidson County, Tennessee, reference to said plan is hereby made for a more complete description.

BEING part of the same property conveyed to Kendall Park Partners, a Tennessee general partnership, by deed from Robert H. Braswell and Will V. Braswell, of record in Instrument #200003270030774, and by deed from African Christian Schools Foundation Inc., of record in Instrument #200003270030773, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (a) Property Taxes for 2002 to the Davidson County, Trustee; (b) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee; and (c) All matters of public record.

This is unimproved property known as 5 building sites in Kendall Park subdivision known as:

Lot 13 is located on Kendall Park Drive - Map/Parcel #149-03B13CO
Lot 16 is located on Kendall Park Drive - Map/Parcel #149-03B16CO
Lot 17 is located on Kendall Park Drive - Map/Parcel #149-03B17CO
Lot 54 is located on Broadview Drive - Map/Parcel #149-03B54CO
Lot 55 is located on Broadview Drive - Map/Parcel #149-03B55CO

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Continental Development and Construction, Inc. its successors and assigns forever.

AND the Grantor does hereby covenant with CONTINENTAL DEVELOPMENT AND CONSTRUCTION, INC., that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said CONTINENTAL DEVELOPMENT AND CONSTRUCTION, INC., and its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 16th day of April, 2002.

GRANTOR:

Kendall Park Partners, a Tennessee general partnership

By: _____
G. Allen Patton, Partner Lots 13, 16, 17, 54 & 55

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Barbara S. Lamb, a Notary Public in and for said county and state, the within named G. ALLEN PATTON, with whom I am personally acquainted and who, upon oath, acknowledged himself to be a Partner of Kendall Park Partners, a Tennessee general partnership, the within named bargainor, and that he as a Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership by himself as Partner.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 16th day of April, 2002.

My Commission Expires:

August 3, 2005

_____
Notary Public

