Return after recording to John T. Cook, P.C. 2927 Berry Hill Drive, Nashville, TN 37204
Dav. Co. File Box 14-A
jtc file no. 15057-1

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Craighead Development, LLC<br>700 Craighead Street<br>Suite 305<br>Nashville, TN 37204 | Same as New Owner | Map 104-02<br>Parcel 91.00 |
| This instrument prepared by: Hix & Gray, PLC<br>315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238 | | |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY FOUR THOUSAND EIGHT HUNDRED and NO/100 ($164,800.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **SOUTHERN HOME DEVELOPERS, LLC, a limited liability company,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **CRAIGHEAD DEVELOPMENT, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Being Lot No. 71 on the Revised Map of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for said County.
>
> Said Lot No. 71 fronts 80 feet on the southerly side of Parthenon Street and runs back between parallel lines, with the westerly margin of McMurry Street, 145 feet to an alley.
>
> Being the same property conveyed by Special Warranty Deed to Southern Home Developers, LLC, of record as Instrument Number 20011130-0131906, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plan of record in Book 421, page 82, Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 3155 Parthenon Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is unencumbered except for lien of the 2002 property taxes, which taxes are being prorated between the parties hereto, the Grantor paying to the Grantee its proportionate share and the Grantee assuming payment thereof.

Davidson County DEEDWARR
Recvd: 04/29/02 08:27 3pgs
Fees:18.00 Taxes:609.76
20020429-0051913

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 25th day of April, 2002.

**SOUTHERN HOME DEVELOPERS, LLC**

By: _____
Thomas J. Gaffney, Chief Manager

By: _____
Pamela E. Gaffney, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Thomas J. Gaffney, 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 of Southern Home Developers, LLC, the within named bargainor, a 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, this 25th day of April, 2002.

_____
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Pamela E. Gaffney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Secretary of Southern Home Developers, LLC, the within named bargainor, a limited liability company, and that she, as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Secretary.

WITNESS my hand and seal, this 25th day of April, 2002.

_____
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $164,800.00.

AFFIANT

Subscribed and sworn to before me, this 25th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC AT LARGE

MY COMM. EXPIRES MARCH 28, 2005