FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/02 13:44 3pgs
Fees:18.00 Taxes:305.25

20020506-0055353

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 20 02

Notary Public

MY COMMISSION EXPIRES: 06-18-05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S & A Construction, LLC (NAME)	New Owner (NAME)	MAP 114-14-0-A
9481 Chesapeake Drive (ADDRESS)	(ADDRESS)	PARCELS 67, 68,
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	69, 89 & 90

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, Yon H. Burton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO S & A Construction, LLC

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:

BEING Lots Nos. 67, 68, 69, 89 and 90 on the Plan of Section 1, Woodland Forest, of record in Plat Book 6900, pages 534-536, Register's Office for Davidson County, Tennessee.

Being the same property (Lot 67) conveyed to Yon H. Burton by deed from Thomas W. Lawless, as Successor Trustee, of record in Book 8237, page 173, said Register's Office.

Being the same property (Lot 68) conveyed to Yon H. Burton by deed from Thomas W. Lawless, as Successor Trustee, of record in Book 8237, page 177, said Register's Office.

Being the same property (Lot 69) conveyed to Yon H. Burton by deed from Thomas W. Lawless, as Successor Trustee, of record in Book 8237, page 181, said Register's Office.

Being the same property (Lot 89) conveyed to Yon H. Burton by deed from Dominion Bank of Middle Tennessee, of record in Book 8319, page 234, said Register's Office.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 220, 224 & 228 Deer Pointe and 104 & 108 Hunter's Run, Nashville, TN 37209
(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 2nd day of May 20 02

Yon H. Burton

STATE OF FLORIDA
COUNTY OF BAY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yon H. Burton, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Panama City, Florida, this 2nd day of May 20 02.

Commission expires

Kimberlee Petitjean
Notary Public

KIMBERLEE L. PETITJEAN
My Comm. Exp. 9/27/05
No. DD 057660
Personally Known ( ) Other I.D.

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 20.

My commission expires

Notary Public

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LEGAL DESCRIPTION CONTINUATION

Being the same property (Lot 90) conveyed to Yon H. Burton by deed from Dominion Bank of Middle Tennessee, of record in Book 8319, page 248, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 7207, Page 851; Book 7439, page 487; Book 7596, page 684; and Book 7596, page 692, Register's Office for said County.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 534-536, said Register's Office.