Davidson County DEEDWARR
Recvd: 07/03/02 09:59 2pgs
Fees:13.00 Taxes:400.43

20020703-0080023

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

(1)

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Continental Development and Construction, Inc. P.O. Box 680116 Franklin, TN 37068	Owner	172-4-A-128.00 (lot 26) 172-4-A-120.00 (lot 34) 172-4-A-95.00 (lot 85)

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 $ 108,225.00 .

Affiant

My Commission Expires:

August 3, 2005

Subscribed and sworn to before me this 18th day of June, 2002.

Barbara S Lamb
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, **HIGHLANDS OF BRENTWOOD, LLC, a Tennessee limited liability company,** ("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. 26, Lot No. 34, and Lot No. 85, on the Plan of Phase Three, Highlands of Brentwood, (formerly Brentwood Highlands) of record in Instrument #20010920-0101749, 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 Highlands of Brentwood, LLC, by deed from Almo Properties, LLC, of record in Book 11189, page 612, 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 in Book 9700, page 773, as revised in Book 9700, page 857, and all matters shown on the Plan of record in Instrument #20010920-0101749, Register's Office for Davidson County, Tennessee; (c) Sanitary sewer and/or storm drainage easement and any temporary construction easements as contained in an instrument of record in Book 7461, page 805, said Register's Office. Note: Said easement states that it voids, vacates and supercedes the easement of record in Book 7379, page 28, Register's Office for Davidson County, Tennessee; (d) Easement and restrictions contained in Special Warranty Deed and Reservation and Grant of Easement reserved in the deed from Almo Properties, LLC, a California limited liability company, of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee; (e) Homeowners Association Charter of record in Book 11595, page 872, Register's Office for Davidson County, Tennessee; (f) Restrictive covenants and declaration of covenants, conditions and restrictions of record in Book 11189, page 612, Book 11356, page 815, and Book 11629, page 906, Register's Office for Davidson County, Tennessee; (g) Easement for ingress and egress, of record Book 11189, page 612, Register's Office for Davidson County, Tennessee; (h) Easement for Bell South, of record in Book 11608, page 467, Register's Office for Davidson County, Tennessee; (i) Quitclaim Deeds for open space, of record in Book 11629, page 909 and in Instrument No. 20000407-0035205, Register's Office for Davidson County, Tennessee.

This is unimproved property identified as 3 building sites in Highlands of Brentwood subdivision known as: Lot 26 is known as 1288 Brentwood Highlands Drive
Lot 34 is known as Brentwood Highlands Drive
Lot 85 is known as _____ Payson Court

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 18 day of June, 2002.

GRANTOR:

Highlands of Brentwood, LLC, a Tennessee limited liability company

By: _____
G. Allen Patton, Chief Manager

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 Chief Manager of Highlands of Brentwood, LLC, a Tennessee limited liability company, the within named bargainor, and that he as said Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Chief Manager.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 18 day of June, 2002.

My Commission Expires:

August 3, 2005

_____
Notary Public