

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-22-2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Landmark Homes of Tennessee, Inc., a Tennessee corporation	SAME	Map: 98-5-B-10.00
(NAME) 10604 Central Pike	(NAME)	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, BAYPOINTE, LLC, hereinafter called the GRANTORS, has bargained and sold, and by these presents does transfer and convey unto LANDMARK HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION, hereinafter called the GRANTEES, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 10 on the First Revision of the Final Plat of Baypointe Subdivision, Phase I, as shown by plat appearing of record in Instrument No. 20000621-0061773, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Baypointe, LLC by deed of record in Record Book 11748, Page 260, Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200005100047337 and Amended in Instrument No. 200007200071748; Restrictions of record in Book 3827, page 822, Book 3811, page 637, Book 3827, page 830 and Book 4075, page 628; Transmission Line Easements of record in Book 1255, page 347 and Book 1280, page 445; Sewer and/or Storm Drainage Easement of record in Book 10316, page 619; and, any and all matters as shown on the plan of record in Instrument No. 200006210061773, all in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property, known as Lot 10, Baypointe S/D, Hermitage, TN 37076
(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, its successors and assigns forever; and Grantor covenants with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, its successors 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 our hands this 3rd day of July, 2002.

Baypointe, LLC

BY: _____
Gary Wisniewski, Chief Manager

Davidson County DEEDWARR
Recvd: 07/09/02 08:11 2pgs
Fees:13.00 Taxes:135.79

20020709-0082106

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Gary Wisniewski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Baypointe, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized 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 official seal, this 3rd day of July, 2002.

Lynn F. Vaught

Notary Public

My Commission Expires: 1-22-2003

(SEAL)

LYNN F. VAUGHT
MY COMM. EXP.
NOTARY PUBLIC
AT
LARGE
JAN. 22, 2003
RUTHERFORD COUNTY, TN

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129