

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$31,000.00~~ 32,857.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2002.

Notary Public

MY COMMISSION EXPIRES: 5/15/04

(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
Southern Home Builders, LLC, a Tennessee Limited Liability Company	SAME	Map: 164-10-A-[illegible] 80.00
(NAME) P. O. Box 10328	(NAME)	
(ADDRESS) Murfreesboro, TN 37129	(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, SUMMERFIELD DEVELOPMENT, LLC, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto SOUTHERN HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the GRANTEE, 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 Lot No. 228 on the Plan of Village Two, Summerfield, of record in Instrument No. 20000929-0096421, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Summerfield Development, L.L.C., a Tennessee limited liability company, by Quitclaim Deed of record in Book 11571, page 943, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 11588, page 484 as amended in Book 11669, page 376 and in Instrument Nos. 20010308-0021946 and 20010504-0046260; By-laws in Book 11648, Page 662, as amended in Instrument No. 20010504-0046261; Charter for Homeowners Association in Book 11648, Page 660; Amendment to Charter in Instrument No. 20010326-0028531; Easement to Southern Bell Telephone & Telegraph in Book 1141, Page 327; Storm Water Detention Agreement in Instrument No. 200001130004777; Quitclaim Deed to Homeowners Association for Open Space in Instrument No. 20010514-0049520; Dedication of Easement in Instrument Nos. 200009130091247, 200009130091248 and 200009130091249; Sanitary Sewer and/or Storm Drainage Easement in Instrument No. 200008090079074; Grant of Permanent Easement in Instrument No. 200008240083643; and, any and all matters as shown on plat of record in Instrument No. 200009290096421; all of the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property, known as Lot 228, Village Two, Summerfield, Nashville, TN 37207
(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 GRANTEE, its successors and assigns forever; and Grantor covenants with the said GRANTEE 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 Grantee 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 GRANTEE, 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.

Davidson County DEEDWARR
Recvd: 07/16/02 15:03 2pgs
Fees:13.00 Taxes:121.57
20020716-0085682

Witness our hands this 15th day of July, 2002.

Summerfield Development

BY: _____

John Harney

Chief Manager

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John Harney, 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 Summerfield Development, 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 15th day of July, 2002.

_____

Notary Public

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

My Commission Expires: _____

(SEAL)

Mail After Recording To:

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