BOX #14A
G#15311-2

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $61,500.00

Affiant

Subscribed and sworn to before me, this 1st day of August 2002.

Notary Public
My commission expires: ~~04/28/2003~~ 5/30/03

Davidson County DEEDWARR
Recvd: 08/06/02 09:44 2pgs
Fees:13.00 Taxes:227.55
20020806-0094256

Address of New Owner:	Send Tax Bills to:	Tax Information
Signature Properties, LLC 209 Tenth Avenue South Nashville, TN 37203	Same	172-09/7.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Burton & Burton Development Co, LLC, a Tennessee Limited Liability Company hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Signature Properties, LLC,* hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

*a Tennessee limited liability company

Being Lot No. 7 on the Plan of Banbury Estates of record in Instrument No. 20000921-0094036 Register's Office for said County to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Burton & Burton Development Co., LLC by virtue of deed from Jones Land Co., LLC by record of in Instrument #20010706-0072093 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2002 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) Grant of Transmission Line Easement of record in Book 1174, Page 153, Register's Office for said County. 4) All matters appearing on plan of Banbury Estates of record in Book as Instrument No 20000921-0094036 5) Restrictive convenants for Banbury Estates of record in Book10369, page 48,and amended in Book 10962, Page 516, as Instrument No. 20010523-0053234, Register's Office for Davidson County, Tennessee 6) Charter of Banbury Crossing Homeowners Association of record in Book 1187, Page 575

This property is unimproved property known as Lot 7, Banbury Estates, Nashville, Tennessee

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 1ST day of August, 2002.

Burton & Burton Development Co, LLC
a Limited Liability Co.

BY: Nelson L. Burton
Chief Manager
~~President~~

ATTEST:

Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Nelson L Burton, with whom I am personally acquainted, and who acknowledged himself to be the ~~President~~ Chief Mgr of Burton & Burton Development Co. LLC, a Tennessee limited liability company, the within named bargainor, and as such Chief Manager being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Burton & Burton Development Co. LLC.

Witness my hand, at office, this 1st day of August, 2002.

Notary Public

AMY CROSS HANCOCK NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission expires: 04/20/03

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Daniel C Burton, with whom I am personally acquainted, and who acknowledged himself to be the Secretary of Burton & Burton Development Co. LLC, a Tennessee limited liability company, the within named bargainor, and as such Secretary being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Burton & Burton Development Co. LLC.

Witness my hand, at office, this 1st day of August, 2002.

Notary Public

AMY CROSS HANCOCK NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission expires: 04/20/03

FILE NO: 03513