Davidson County DEEDWARR
Recvd: 08/23/02 12:50 2pgs
Fees:13.00 Taxes:613.98

20020823-0102255

REBECCA A. [illegible]
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,940.00.

Richard O. Elste
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: 05/15/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard O. Elste and wife, Ulla H. Elste	Richard O. Elste and Ulla H. Elste	Map: 164-10-A-95 CO
(NAME)	(NAME)	
4080 Pineorchard Place	4080 Pineorchard Place	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN. 37013	
(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, SOUTHERN HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto RICHARD O. ELSTE AND WIFE, ULLA H. ELSTE, 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:

Land in Davidson County, Tennessee, being all of Lot No. 254, VILLAGE TWO, SUMMERFIELD, as shown by plat appearing of record in Instrument No., 20000929-0096421, 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 Southern Homes Builders, LLC by Warranty Deed of record in Instrument No. 20020411-0045200, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictions of record in Book 11588, Page 484, Book 11669, Page 376, as amended 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. 20000113-004777; Quitclaim Deed to Homeowners Association for Open Space in Instrument No. 20010514-0049520; and, any and all matters as shown on the plan of record in Instrument No. 20000929-0096421; all of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 4061 Pineorchard Place, Antioch, TN 37013
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 21st day of August, 2002.

Southern Home Builders, LLC, a Tennessee limited liability company

BY: _____
John L. Gill, Chief Manager

BY: _____
Bill Archer, Secretary

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John L. Gill and Bill Archer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Chief Manager and Secretary of Southern Home Builders, LLC, the within named bargainor, a limited liability company, and that they as such Chief Manager and Secretary, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Chief Manager and Secretary.

Witness my hand and official seal, this 21st day of August, 2002.

_____
Notary Public

My Commission Expires: 5/15/04

(SEAL)

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TEN.

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217