(1)

*THIS INSTRUMENT PREPARED BY:*
***Douglas A. Brace, Reg. #3485***
***ORTALE, KELLEY, HERBERT & CRAWFORD***
*200 Fourth Avenue North, Third Floor*
*P.O. Box 198985*
*Nashville, TN 37219-8985*
*(615) 256-9999*

Davidson County DEEDWARR
Recvd: 12/26/02 16:06 2pgs
Fees:13.00 Taxes:758.50
20021226-0159106

*STATE OF TENNESSEE]*
*COUNTY OF WILLIAMSON ]*

*The actual consideration or value, whichever is greater, for this transfer is $205,000.00.*

*Affiant*

NOTARY PUBLIC AT LARGE
*Notary Public*
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

*My commission expires:* 5/30/2004

**Name and Address of New Owner**:

Fallon Homes, LLC
1822 Azure Way
Murfreesboro, TN 37128-8523

**Send Tax Bills To:**

New Owner

| **Street Address of Subject Property:** | **Map and Parcel:** |
|---|---|
| Lot 2,Barnes Cove | 173-9-B-2-CO |
| Lot 3, Barnes Cove | 173-9-B-3-CO |
| Lot 4, Barnes Cove | 173-9-B-4-CO |
| Lot 5, Barnes Cove | 173-9-B-5-CO |
| Lot 312, Barnes Cove | 173-9-B-20-CO |
| Antioch, TN 37013 | |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GREYSTONE PROPETIES, LLC,** a Tennessee limited liability company, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **FALLON HOMES, LLC,** a Tennessee limited liability company, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 2, 3, 4, 5 and 312, on the Plan of Section One, Barnes Cove, of record as Instrument No. 20020409-0043258, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Greystone Properties, LLC, a Tennessee limited liability company, by deed from Paul E. Johnson, Jeffrey P. Johnson, Lori J. Kelley, as to a one fourth undivided interest each and Buford W. Carter and wife, Stacy J. Carter, as to a one fourth undivided interest, of record as

Instrument No. 20010404-0033132, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Matters shown on plan of record as Instrument No. 20020409-043258, Register's Office for Davidson County, Tennessee.

2. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Barnes Cove, a Planned Unit Development and the By-Laws appended thereto, of record as Instrument No. 20021217-0155806, Register's Office for Davidson County, Tennessee.

3. Storm water detention agreement of record as Instrument No. 20020408-0042673, Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20020201-0014182, Register's Office for Davidson County, 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, its successors and assigns, forever; and Grantor does covenant 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 Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the 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.

**WITNESS** my hand this 20th day of December, 2002.

**GREYSTONE PROPERTIES, LLC**

**BY** Larry J. Hasty, Opn. Mgr.
**Larry J. Hasty, Operations Manager**

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**STATE OF TENNESSEE]**
**COUNTY OF WILLIAMSON]**

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Larry J. Hasty, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Operations Manager of **GREYSTONE PROPERTIES, LLC,** a Tennessee limited liability company, and that he as Operations Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as said Operations Manager.

**WITNESS** my hand and seal at Franklin, Tennessee, the day and year first above written.

**NOTARY PUBLIC**

**My commission expires:** 5/30/2004

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

*F:\RUBYE\wd greystone to fallon.doc*