Davidson County DEEDWARR
Recvd: 12/27/02 11:14 2pgs
Fees:13.00 Taxes:159.10
20021227-0159596

Map and Parcel 128-16-0-A-066.00

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
P. O. Box 681436
133 Holiday Court, Suite 208
Franklin, Tennessee 37067
(615) 790-9678

Send Tax Bills To New Owner:
ROBERT E. NEELY & NANCY R. NEELY
1537 Eller Drive
Nashville, TN 37221

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, Grantor, has bargained and sold and by these presents do transfer and convey unto ROBERT E. NEELY and wife, NANCY R. NEELY, Grantee, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

> Being Lot No. 66 on the Plan of Still Spring Hollow Subdivision, Phase I, Section 3, of record in Book 9700, page 484, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, by deed of record in Book 7907, page 635, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Restrictive covenants of record in Book 7963, page 400; as amended in Book 8179, page 464, said Register's Office; (2) All matters on the plan of record in Book 9700, page 484, said Register's Office; (3) By-Laws of record in Book 8294, page 40, said Register's Office; (4) Charter of the Still Spring Hollow Owner's Association of record in Book 7930, page 909, said Register's Office; (5) Easements of record in Book 9740, page 971; Instrument No. 20010925-0103587; Instrument No. 20010925-0103588; Instrument No. 20010925-0103589; and Instrument No. 20010925-0103590; Register's Office of Davidson County, Tennessee; (6) Public Utilities Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record at Instrument No. 20010710-0073480, Register's Office of Davidson County, Tennessee; (7) Storm Water Detention Agreement of record at Instrument No. 20020103-0001057, Register's Office of Davidson County, Tennessee; (8) Taxes for 2003 and future years which shall be the obligation of Grantees.

AND GRANTOR DOES FURTHER COVENANT and bind itself its successors and representatives, to warrant and forever defend the title to said property, to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

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WITNESS my hand on this the 16th day of Dec, 2002.

GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, A Tennessee general partnership

BY: TRIANON DEVELOPMENTS LTD., A Delaware corporation, Managing General Partner

BY: _____

TITLE: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared FRED M. STEVENHAGEN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of TRIANON DEVELOPMENTS LTD., the managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, a Tennessee general partnership, and is authorized by TRIANON DEVELOPMENTS LTD., as managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, to execute this instrument on behalf of TRIANON DEVELOPMENTS LTD., as managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP.

Witness my hand and seal, at office in Franklin, TN, this 16th day of Dec, 2002.

_____
NOTARY PUBLIC

My Commission Expires: 4-16-2006

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is FORTY THREE THOUSAND AND NO/100 DOLLARS ($43,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 16th day of Dec, 2002.

_____
NOTARY PUBLIC

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