PICK-UP

THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **1000 NORTHCHASE DRIVE, SUITE 100** **GOODLETTSVILLE, TN 37072** Davidson County DEEDWARR Recvd: 01/07/03 13:11 1pgs Fees:13.00 Taxes:0.37 20030107-0002660	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100.00.** AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF JANUARY, 2003. NOTARY PUBLIC MY COMMISSION EXPIRES: September 22, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Cedar Creek Homeowners Association, Inc.	New Owner	MAP 75-12-O GROUP A
(NAME) 201 Molly Walton Drive	(NAME)	PARCEL 99
(STREET ADDRESS OR ROUTE NUMBER) Hendersonville, TN 37075	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten 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, we, **SOUTHEASTERN DEVELOPMENT CO.,** a Tennessee general partnership, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CEDAR CREEK HOMEOWNERS ASSOCIATION, INC.,** a Tennessee corporation , 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 and being shown as Open Space on the recorded Plan of Greer Meadows at Cedar Creek, Section Three, Phase I, of record by Instrument No. 200109200101748, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Southeastern Development Co., a TN general partnership, by deed from Odell Binkley, Jr., Trustee, of record by Instrument No. 200002090013414, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **unimproved** property.

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 6 day of **January, 2003.**

SOUTHEASTERN DEVELOPMENT CO., a TN general partnership

By: _____
DAVID J. LUCKEY, Partner

By: _____
JERE F. LUCKEY, Partner

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared David J. Luckey and Jere F. Luckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Partners of Southeastern Development Co., the within named bargainor, a Tennessee general partnership, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as such Partners.

Witness my hand and seal at office in Hendersonville, Tennessee, this 7th day of January, 2003.

My Commission Expires:
September 22, 2003

CANDYE S. DUGAN NOTARY PUBLIC AT LARGE SUMNER CO. TN.

Candye S Dugan
Notary Public