File #200390043

Davidson County DEEDWARR
Recvd: 02/18/03 10:54 2pgs
Fees:13.00 Taxes:129.50
20030218-0020798

REBECCA A. NOTARY PUBLIC AT LARGE RUTHERFORD CO.
MY COMMISSION EXPIRES: MAY 15, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/15/04 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greenvale Construction, LLC	SAME	Map: 174-11-A-157
(NAME)	(NAME)	
1418 Kensington Square Court, Bldg.A		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, CANE RIDGE FARMS, LLC, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto GREENVALE CONSTRUCTION, LLC, hereinafter called the GRANTEE, its successors 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. 445, on the Subdivision Plat of Cane Ridge Farms, Phase Two, as shown by plat appearing of record in Instrument No. 20020821-0101307, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Cane Ridge Farms, LLC by Deed of record in Book 11431, Page 163, said Register's Office.

This conveyance is subject to the following:
Restrictive Covenants as shown of record in Instrument No. 20000905- 0087103, and amended in Instrument No. 20001204119093, and 20010815- 0088370; By- Laws of record in Instrument No. 200009050087103; Easement for Right-of- Way granted to USA in Book 4428, Page 565; Easement for Right- of- Way to Metropolitan Government in Book 5078, Page 476; Charter of Homeowner's Association of record in Instrument No. 20010815- 0088360; Conveyance of Open Space to Homeowner's Association in Instrument No. 20010815- 0088361; Easement for Transmission Lines in Book 4420, Page 36, and Book 4428, Page 565; Utilities Easement of record in Book 5078, Page 476; Easement for Sanitary Sewers and Drainage of record in Instrument No. 2001030-0107214; Easement to United Telephone Company in Instrument No. 20020123-0009340; all in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property, known as Lot 445, Cane Ridge Farms, Antioch, TN
(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 GRANTEE, its successors and assigns forever; and Grantor covenants 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said 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 our hands this 5th day of February, 2003.

Cane Ridge Farms, LLC

BY: _____

Steven Dotson, Chief Manager

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Steven Dotson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Cane Ridge Farms, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal, this 5th day of February, 2003.

Notary Public

My Commission Expires: 5/15/04

(SEAL)

REBECCA A. DOHODA
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: MAY 15, 2004

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129