THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Return to: **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20099**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me, this 14th day of FEBRUARY, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Krohn Homes, LLC 227 Wilson Pike Brentwood, TN 37027	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 117-13-B PAR 152.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MICHAEL P. TABOR AND WIFE, KAREN D. TABOR ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KROHN HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at Lot 1016, Abbottsford, Phase 2, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of FEBRUARY, 2003.

MICHAEL P. TABOR

KAREN D. TABOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MICHAEL P. TABOR AND WIFE, KAREN D. TABOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of FEBRUARY, 2003.

My Commission Expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 02/20/03 15:55 2pgs
Fees:13.00 Taxes:629.00

20030220-0022743

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1016 on the Plan of Abbottsford Phase 2, appearing as Instrument No. 20010502-0044874, revised by Instrument appearing as Instrument No. 20020305-0027572, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael P. Tabor and wife, Karen D. Tabor by deed from Landstar Development, LLC, a Tennessee limited liability company of record as Instrument No. 20010518-0051783, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6478, page 177, amended in Book 6530, page 242, Book 6537, page 303, amended and restated in Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Book 10458, page 810 and in Instrument No. 20010330-0030930, supplemental in Instrument No. 20010502-0045152, re-recorded as Instrument No. 20010514-0049; (3) Easements of record in Book 6478, page 177, amended in Book 6530, page 242, Book 8643, page 272, Book 1286, page 690, Book 1037, page 572, Book 9421, page 147, and in Book 5128, page 953; and (4) All matters appearing on the Plan of record as Instrument No. 20010502-0044874 as revised by Instrument No. 20020305-0027572, said Register's Office.