File #200390114

Davidson County DEEDWARR
Recvd: 03/04/03 10:37 2pgs
Fees:13.00 Taxes:388.50

20030304-0028078

REBECCA A. DOHODA NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

MY COMMISSION EXPIRES: MAY 15, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 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: PART OF 174-214, 174-11-A
(NAME) 1418 Kensington Square Court, Bldg. A	(NAME)	
(ADDRESS) Murfreesboro, TN 37130	(ADDRESS)	
(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:

Tract 1:
Land in Davidson County, Tennessee, being all of Lot No. 431, on the Plan of Subdivision Plat of Cane Ridge Farms, Section One, as shown by plat appearing of record in Plat Book of record of Instrument No. 20010606-0059239 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Tract 2:
Land in Davidson County, Tennessee, being all of Lots Nos. 446 & 447, on the Plan of Subdivision Plat of Cane Ridge Farms, Section Two, as shown by plat appearing of record in Plat Book of record of 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 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:
Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20000905-0087103, Instrument Number 20001204-0119093, and Instrument Number 20010815-0088370; By-Laws of record in Instrument Number 20000905-0087103; Easement for a Right-of-Way granted to the U.S.A. of record in Book 4428, page 565; Easement of Right-of-Way to Metropolitan Government of Nashville of record in Book 5078, page 476; Charter of Homeowners' Association of record in Instrument Number 20010815-0088360; Conveyance of open space to Cane Ridge Farm Homeowners' Association of record in Instrument Number 20010815-0088361; Easement for Transmission Lines of record in Book 4420, page 36 and Book 4428, page 565; Utilities Easement of record in Book 5078, page 476; Sanitary Sewer Easement of record in Instrument Number 2001030-0107214; Easement to United Telephone Company in Instrument No. 20020123-0009340 and, any and all matters as shown on plat of record in Instrument Number 20010606-0059239, and Instrument No. 20020821-0101307 all in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property, known as Lots 431, 446 & 447, 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 3rd day of March, 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 3rd day of March, 2003.

_____

Notary Public

My Commission Expires: 5/15/04

(SEAL)

REBECCA A. DOMOZA 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