FILE BOX 19B

WARRANTY DEED

STATE OF TENNESSEE 03-2-40-D
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March, 2003

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S & Y INCORPORATION, INC.,	" NEW OWNER"	MAP 173-8-A
A TENNESSEE CORPORATION	(NAME)	
2993 Polo Club Road		PARCELS 48,47, 38,
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		33,29,24,&15
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PINE OAKS PROPERTIES TWO, G.P., A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO S & Y INCORPORATION, 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, being Lots Nos. 47, 48, 57, 62, 66, 72, & 80 on the Final Plat of Deer Valley, a Cluster Lot Development with Common Areas, Section One, of record in Instrument No. 20030205-0016206, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING being part of the same property conveyed to Pine Oaks Properties Two, L.L.P., a Tennessee Limited Liability Partnership N/K/A Pine Oaks Properties Two, G.P., a Tennessee General Partnership, by instrument of record in Instrument No. 20001006-0099635, Register's Office for Davidson County, Tennessee, by Deed from Alma Eubank, James Gossett and Nancy D. York, as sole Heirs-at-Law of Daisy Clark Gossett, Deceased, of record in Instrument No. 19991207-0300314, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws of Deer Valley, of record in Instrument No. 20021212-0153693, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

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Davidson County DEEDWARR
Recvd: 03/07/03 15:47 2pgs
Fees:13.00 Taxes:777.00

20030307-0030675

unimproved (X)
This is improved ( ) property, known as L/47, 48, 57, 62, 66, 72 & 80, Antioch, TN 37013 Deer Valley
(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 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 hand this 6th day of March, 2003

PINE OAKS PROPERTIES TWO, G.P., A TENNESSEE GENERAL PARTNERSHIP
By:
Fred Yazdian, Man. General Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____ .

My commission expires _____ _____
Notary Public

- CONTINUED FROM PAGE 1 -

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, he undersigned, a Notary Public within and for the State and County aforesaid, personally appeared FRED YAZDIAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the MANAGING GENERAL PARTNER of PINE OAKS PROPERTIES, G.P., the within named bargainor, a Tennessee general partnership, and that he as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such Managing General Partner.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 6th day of March, 2003.

My Commission Expires: 5/28/03

NOTARY PUBLIC