Davidson County DEEDWARR
Recvd: 07/02/03 08:53 2pgs
Fees:13.00 Taxes:610.50
20030702-0091224

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Telfer Investments, LLC 1256 Temple Ridge Drive Nashville, TN 37221	New Owner	Map 159-03 Parcel 34

This instrument prepared by: Hix & Gray, PLC
315 Deaderick Street, Suite 1620 First American Center, Nashville, TN 37238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY-FIVE THOUSAND and NO/100 ($165,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged; the undersigned, **HIGH RIDGE, L.L.C.**, a Tennessee Limited Liability Company, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **TELFER INVESTMENTS, LLC**, a Tennessee Limited Liability Company, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being **Lot No. 12 on the Final Plat of High Ridge Subdivision, Phase Two,** of record in Instrument No. 20010129-0008513, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the property conveyed to High Ridge, L.L.C. from R.E. Arnold et ux, of record in Book 9801, page 991, from Kevin C. Temple et ux, of record in Book 9801, page 995, and from Haywood P. Gwinner, of record in Book 9964, page 817, all of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision Plan of record in Instrument No. 20010129-0008513; to terms and conditions of Articles of Organization of record in Book 9795. page 237; to terms and conditions of Charter for High Ridge Homeowner's Association of record as Instrument No. 199912299394886; to terms and conditions of Charter for Radnor Glen Homeowner's Association of record as Instrument No. 200001070002658; to a Stormwater Detention Agreement of record as Instrument No. 20010109-0002596, to a Grant of Sewer Easement of record as Instrument No. 20030702-0091223, all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is unimproved property known as 1144 Radnor Glen Drive, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by

lien of the 2003 property taxes, which taxes are being prorated between the parties hereto, the Grantor paying to the Grantee its proportionate share and the Grantee assuming payment thereof.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 25th day of June, 2003.

HIGH RIDGE, L.L.C.
A Tennessee Limited Liability Company

By: _____
HOWARD J. WEINER, Manager

STATE OF ILLINOIS)
)
COUNTY OF COOK)

On the 25th day of June, 2003, before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared HOWARD J. WEINER, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Manager of HIGH RIDGE, L.L.C., the within named bargainor, a Limited Liability Company, and that he, as such Manger, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company, by himself as such Manager.

_____
NOTARY PUBLIC

My Commission Expires: OFFICIAL SEAL EDNA FAGAN NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $165,000.00.

_____
AFFIANT

Subscribed and sworn to before me, this 24th day of June, 2003.

_____
NOTARY PUBLIC

My Commission Expires: 9-25-2004

MARSHALL L. HIX NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE