Davidson County DEEDWARR
Recvd: 07/07/03 13:49 3pgs
Fees:18.00 Taxes:6186.40

20030707-0093039

This Instrument Prepared By:
BOTTORFF, KAVIN & COOK, PLC (TIB)
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

PICK-UP

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Sterling Apartments, LLC; **PNT Ga, LLC; and** **ATD Ga, LLC** **1760 Bass Rd., Suite 202** **Macon, GA**	**Owner**	~~Map 26, Parcel~~ ~~Map 26, Parcel~~ Lot 1, Map 26, Parcel 162 Lot 4, Map 26, Parcel 165

STATE OF GEORGIA)
COUNTY OF BIBB)

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 1,672,000.00 .

Affiant

Sworn to and subscribed to before me, this 1st day of July 2003.

CRYSTAL L. COOK
Notary Public
STATE OF GEORGIA
My Comm. Exp. 2/17/07

Notary Public

My Commission Expires: _____

****

WITNESSETH:

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Land South Properties, LLC,** a Georgia limited liability company, and **WCDM Development, L.P.**, a limited partnership **("Grantors")**, by these presents do hereby transfer, sell and convey to **Sterling Apartments, LLC,** a Georgia limited liability company, **PNT Ga, LLC,** a Georgia limited liability company, and **ATD Ga, LLC,** a Georgia limited liability company, as equal tenants-in-common, **("Grantees")**, their heirs and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to wit:

> Being Lots 1 and 4 on the Final Plat, Northcreek Commons, Section Nine, of record as Instrument No. 20030110-0004472, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> BEING the same property conveyed to Land South Properties, LLC, and WCDM Development, L.P., a limited partnership, by deed from J. D. Eatherly, doing business as Eatherly Properties, of record in Instrument No.20030113-0005465, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Preston Run Apartments, Lot 1 is 333 Northcreeek Boulevard, and Lot 4 is 325 Northcreek Boulevard, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Sterling Apartments, LLC, PNT Ga, LLC, and ATD Ga, LLC, their heirs and assigns forever.

AND the Grantors do hereby covenant with Sterling Apartments, LLC, PNT Ga, LLC, and ATD Ga, LLC, that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters herein above mentioned.

AND the Grantors do further covenant and bind themselves, and their successors and assigns to warrant and forever defend the title to the said real property to the said Sterling Apartments, LLC, PNT Ga, LLC, and ATD Ga, LLC, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of July 2003.

GRANTORS:

Land South Properties, LLC, a Georgia limited liability company

By: _____
Jeffrey S. Tucker, Member

By: _____
James H. Daws, Member

WCDM Development, L.P., a limited partnership

By: J & S Acquisitions, Inc., General Partner

By: _____
Jerry L. Stephens, President

STATE OF GEORGIA)
COUNTY OF BIBB)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Jeffrey S. Tucker,** with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of Land South Properties, LLC, a Georgia limited liability company, the bargainor herein, and that as such member, being authorized so to do, he executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as a member.

Witness my hand and official seal at _____, _____, this 1st day of July 2003.

CRYSTAL L. COOK
Notary Public
STATE OF GEORGIA
My Comm. Exp. 2/17/07

Notary Public

My Commission Expires: _____

STATE OF GEORGIA)
COUNTY OF BIBB)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **James H. Daws,** with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of Land South Properties, LLC, a Georgia limited liability company, the bargainor herein, and that as such member, being authorized so to do, he executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as a member.

Witness my hand and official seal at _____, _____, this 1st day of July 2003.

CRYSTAL L. COOK
Notary Public
STATE OF GEORGIA
My Comm. Exp. 2/17/07

Notary Public

My Commission Expires: _____

STATE OF GEORGIA)
COUNTY OF BIBB)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Jerry L. Stephens,** with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of J & S Acquisitions, Inc., a Georgia corporation, the General Partner of WCDM Development, L. P., a Georgia limited partnership, the bargainor herein, and that as such President of J & S Acquisitions, Inc, the General Partner of WCDM Development, L.P., a Georgia limited partnership, he executed the foregoing instrument for the purpose therein contained, by signing his name as President of the General Partner of the bargainor.

Witness my hand and official seal at _____, _____, this 1st day of July 2003.

CRYSTAL L. COOK
Notary Public
STATE OF GEORGIA
My Comm. Exp. 2/17/07

Notary Public

My Commission Expires: _____