Davidson County DEEDWARR
Recvd: 08/18/03 16:39 3pgs
Fees:18.00 Taxes:3330.00
20030818-0119568

This Instrument Prepared By:
Douglas S. Hale, Attorney
Hale and Hale, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Michael F. Montijo and Patricia Jamieson 131 Bowring Park Nashville, Tennessee 37215	SunTrust Mortgage ~~901 Semmes Ave.~~ Richmond, VA 23224	Map and Parcel 117 13B 131 CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

AFFIANT

Sworn to and subscribed before me
this 31st day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 7/7/2004

LEILA F. SCHMEISSER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **FELKER CONSTRUCTION CO., INC.**, hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **MICHAEL F. MONTIJO and wife, PATRICIA JAMIESON** hereinafter called the **"GRANTEES"**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being a certain residential building site identified as Lot No. 901, on the Plat of Abbottsford, Phase 2, of record in Instrument No. 20010502-0044874, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to Felker Construction Co., Inc., a Tennessee corporation, by warranty deed from Landstar Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20010518-0052010, Register's Office for Davidson County, Tennessee.
>
> THIS IS THE SAME DESCRIPTION OF THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES 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, except as follows:

1. Davidson County taxes for the year 2003 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 117 13B 131 CO.

2. The Plat of Abbottsford, Phase 2, planned unit development, of record in Instrument No. 20010502-0044874, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 6478, page 177 and Book 6530, page 242, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants for Abbottsford of record in Book 6537, page 303, amended in Book 6576, page 509, and further amended in Book 6578, page 302, Register's Office for Davidson County, Tennessee.

5. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford Homeowners' Association, Inc. of record in Book 8106, page 1, amended Book 8627, page 254, Book 9381, page 876, Book 10458, page 810 and Instrument No. 2001-03300030930, Register's Office for Davidson County, Tennessee.

6. Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford of record in Instrument No. 20010502-0045152, Register's Office for Davidson County, Tennessee.

7. Charter of Abbottsford Homeowners Association, Inc. of record in Book 6548, page 213, Register's Office for Davidson County, Tennessee.

8. Metropolitan Ordinances BL2000-545 and BL2000-546, of record in Minute Book 61, page 295, in the Office of the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County, Tennessee.

9. Storm Water Detention Agreement of record in Book 6555, page 328, Register's Office for Davidson County, Tennessee.

10. Storm Water Detention Agreement of record in Filing No. 20010425-0040838, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind itself, its successors and assigns, 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.

This improved property is known as 131 Bowring Park, Nashville, Tennessee 37215.

WITNESS our hands this 31st day of July, 2003 in Franklin, Tennessee.

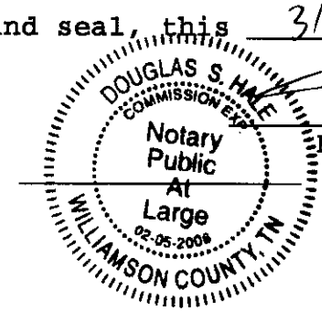
FELKER CONSTRUCTION CO., INC.

By: James E Felker Pres.
James E. Felker, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared James E. Felker, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Felker Construction Co., Inc., the within bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself as such President.

Witness my hand and seal, this 31 day of July, 2003.



Notary Public

My commission expires: _____