Box 7A

File #200350771

Davidson County DEEDWARR
Recvd: 09/23/03 07:51 2pgs
Fees:13.00 Taxes:703.00

20030923-0140091

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2003.

Notary Public

MY COMMISSION EXPIRES: JOSEPH V. FERRELL, Davidson County, Tennessee, My Commission Expires July 24, 2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abbottsford Partners, a Tennessee Partnership	Owner	Map 117-13-B
(NAME) Lot 1019 Abbottsford Subdivision	(NAME)	Parcel 155.00
(ADDRESS) Nashville TN 37215	(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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KHOURY BROTHERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ABBOTTSFORD PARTNERS, A TENNESSEE PARTNERSHIP**, 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 all of Lot No. 1019, on the Final Plat, Abbottsford, Phase 2, a Planned Unit Development, as shown by plat appearing of record in Instrument No. 20010502-0044874, as amended of record in Instrument No. 20020305-0027572, and by an Instrument of Correction of record in Instrument No. 20020828-0104512, 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 Khoury Brothers, LLC, a Tennessee limited liability company, by General Warranty Deed dated November 16, 2001, of record in Instrument No. 20011212-0136925, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbotsford Homeowners' Association, Inc., of record in Book 8106 Page 1; as amended of record in Book 8627, Page 254, Book 9381, Page 876, Book 10458, Page 810, and Instrument No. 20010330-0030930; Supplementary Declaration to Amended and Restate Declaration of Covenants, Conditions and Restrictions for Abbottsford of record in Instrument No. 20010502-0045152, as re-recorded in Instrument No. 20010514-0049648; Charter of Homeowners' Association of record in Book 6548, Page 213, and, any and all matters shown on plat of record in Instrument No. 20010502-0044874, Instrument No. 20020305-0027572, and in Instrument No. 20020828-0104512; all in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property, known as Lot 1019 Abbottsford Subdivision, Nashville, TN 37215
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs 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.

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 19th day of September, 2003.

Khoury Brothers, LLC, a Tennessee limited liability company

By: George K. Khoury
Its: Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared George K. Khoury, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Khoury Brothers, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal, this 19th day of September, 2003.

Notary Public

My Commission Expires: 7-23-05

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076