File #200350784

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/3-04

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/02/03 10:39 2pgs
Fees:13.00 Taxes:721.50
20031002-0145492

CAROL R. BRUMMERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 3, 2004

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
Felker Homes, Inc.	OWNER	Map: 117-13-B-158
(NAME) 920 Bowring Park	(NAME)	
(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 **FELKER HOMES, INC., A TENNESSEE CORPORATION**, hereinafter called the GRANTEES, its successors 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. 1022, on the Plan of Abbottsford, Phase 2, as shown by plat appearing of record in Instrument No. 20010502-0044874, and by 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 Warranty Deed dated November 16, 2001 of record in Instrument No. 20011212-0136932, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 6478, Page 177 and amended in Book 6530, Page 242; Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Book 8106, Page 1 and amended in Book 8627, Page 254 and in Book 9381, Page 876; Supplementary Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010502-0045152 and re-recorded in Instrument No. 20010514-0044648; Charter for Abbottsford Homeowners' Association of record in Book 6548, Page 213; Subdivision Plat of Frank R. Lea Property of record in Book 6250, Page 418; Storm Water Detention Agreement of record in Book 6555, Page 328; Restrictive Covenants of record in Book 6537, Page 303 and amended in Book 6576, Page 509 and in Book 6578, Page 302; Easement of record in Book 9421, Page 147; Easement granted to Nashville Gas Co. of record in Book 7272, Page 746; Easement to Nashville Electric Service of record in Book 8643, Page 272; Easement of record in Book 5128, Page 953; Storm Water Detention Agreement of record in Instrument No. 20010425-0040838; Judgment of record in Instrument No. 20030110-004839; UCC of record in File No. 19991208-0300814; and, any and all matters shown on plat of record in Instrument No. 20010502-0044874 and by Instrument of Correction of record in Instrument No. 20020828-0104512 ; all in the Register's Office for Davidson County, Tennessee.

Unimproved (x)
This is improved ( ) property, known as 920 Bowring Park, 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 30th 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 the 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 30th day of September, 2003.

Notary Public

My Commission Expires: 11-30-04

(SEAL)

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

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