19766

Box 36

(1)

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/03 14:16 2pgs
Fees:13.00 Taxes:1052.95

20031031-0160327

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $284,582.00.

x Holly Miles
Affiant

Subscribed and sworn to me on October 30, 2003

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE
My commission expires [illegible], 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Drew Saulters
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19766SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Holly Miles 216 Summit Oaks Place Nashville, TN 37221	Chase Manhattan Mortgage 1901 Roxborough Road, Suite 406 Charlotte, NC 28211	128-16-B-36 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, French River Development Company, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Holly Miles, an unmarried person, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 36 on the Plan of Summit Oaks, Phase One, a Planned Unit Development, of record as Instrument No. 20020129-0011883, Register's Office for Davidson County, Tennessee, as revised by the First Revision of Lots 33 through 40, Phase One Summit Oaks, a Planned Unit Development, of record as Instrument No. 20021029-0132410, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to French River Development Company, LLC, by Deed from Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation and Oakland Investments Ltd., a Delaware corporation, of record in Instrument No. 20020131-0013598, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. All Matters shown on plan of record as Instrument No. 20020129-0011883, as revised by Instrument No. 20021029-0132410 and amended by Instrument No. 20030714-0019518, Register's Office for Davidson County, Tennessee; and
3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction for Summit Oaks, and the By-Laws appended thereto, of record in Instrument No. 20020214-0019518 Register's Office for Davidson County, Tennessee; and
4. All matters appearing on the PUD Boundary Plat of Summit Oaks of record in Book 9700, page 255, said Register's Office; and

5. Storm water detention agreement of record in Instrument No. 20020103-0001057, Register's Office for Davidson County, Tennessee; and
6. Charter of the Summit Oaks Homeowners Association, Inc., of record as Instrument No. 20020131-0013598, Register's Office for Davidson County, Tennessee; and
7. Utility Easement of record in Instrument No. 20010925-0103587 and Instrument No. 20010925-0103588, Register's Office for Davidson County, Tennessee; and
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 216 Summit Oaks Place, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on October 30, 2003.

French River Development Company, LLC,
A Tennessee limited liability company:

BY: _____
Hunter McDonald, III, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, Hunter McDonald, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of French River Development Company, LLC, a Tennessee limited liability company, the maker and is authorized by the corporation, to execute this instrument on behalf of the limited liability company in his capacity as Chief Manager.

Witness my hand and official seal on October 30, 2003.

D. ANDREW SAULTERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

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AT LARGE
D. Andrew Sau
My Commission E
November 25, 2
STATE OF TENNE

My Commission Expires: 11/25/06

D. ANDREW SAULTERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
D. Andrew Saulters
My Commission Expires
November 25, 2006
STATE OF TENNESSEE