Davidson County DEEDWARR
Recvd: 11/17/03 12:53 3pgs
Fees:18.00 Taxes:684.50

20031117-0167338

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $185,000.00. Affiant Subscribed and sworn to before me, this 14th day of November, 2003. Notary Public My Commission Expires:

Address New Owner As Follows: Richard A. Davis and Shari Davis 330 Mallory Station Road Franklin, TN 37067	Send Tax Bills To: Same	Map-Parcel Number: 117-13-0-B 173.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **A & H BUILDERS, L.P.,** a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RICHARD A. DAVIS AND WIFE, SHARI DAVIS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 810 on the Plat of Abbottsford, Phase 2, of record as Instrument No. 20010502-0044874, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to A & H Builders, L.P., a Tennessee limited partnership, by deed from Landstar Development, LLC, a Tennessee limited liability company, of record as Instrument No. 20021219-0156746, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Plat Book 20010502-0044874, as corrected by Plat of Correction of record as Instrument No. 20020305-0027572, as corrected by Instrument of Correction of record as Instrument No. 20020828-0104512, as corrected by Instrument to Amend Final Subdivision Plat of record as Instrument No. 20030728-0105237, and as correct by Instrument to Amend Final Subdivision Plat of record as Instrument No. 20030728-0105238, Register's Office for Davidson County, Tennessee.

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

3. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford Homeowners Association, Inc., of record in Book 8106, page 1, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 8627, page 254, and by instruments of record in Book 9381, page 876, Book 10458, page 810 and Instrument No. 20010330-0030930, Register's Office for said County.

4. Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford of record in Instrument No. 20010502-0045152, as re-recorded as Instrument No. 20010514-0049648, Register's Office for said County.

5. Charter of Abbottsford Homeowner's Association, Inc., of record in Book 6548, page 213, Register's Office for said County.

6. 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.

This is unimproved property known as 810 Foster Hill, Nashville, TN 37215.

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 it covenants 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, unless otherwise herein set out; and further covenants and binds 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 person whomsoever.

WITNESS my hand this 14 day of November, 2003.

A & H BUILDERS, L.P.,
a Tennessee limited partnership

By: _____
Bob Haley, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BOB HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14 day of November, 2003.

Notary Public

My Commission Expires:

WESLEY D. TURNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007