Davidson County DEEDWARR
Recvd: 12/18/03 09:32 2pgs
Fees:13.00 Taxes:140.60
20031218-0180347

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| Provident Development Group, LLC<br>330 Mallory Station Road, Ste. E-15<br>Franklin, TN 37067 | same | 182-12-0-A-045.00 CO<br>(Part of 182-00-0-192.00) |

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Designer Homes, a Tennessee General Partnership**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Provident Development Group, LLC**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 277 on the Plan of Apple Valley Subdivision, Section Two, of record in Instrument No. 20031204-0174333, Register's Office for Davidson County, Tennessee.
>
> Being a portion of the property conveyed to Designer Homes, a Tennessee General Partnership, by deed from Paul E. Johnson, Jeffrey P. Johnson, Stacy J. Carter and husband, Buford W. Carter, Lori J. Kelley and B & Y, a Tennessee General Partnership, of record in Instrument No. 20020903-0105704, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2003 County property taxes are being paid at closing.
2. Restrictive Covenants of record in Instrument No. 20020724-0088783 and Instrument No. 20031208-0175884, said Register's Office.
3. All matters appearing on the Plan of record in Instrument No. 20031204-0174333, said Register's Office.
4. By-Laws of Apple Valley Subdivision of record in Instrument No. 20020724-0088784, said Register's Office.
5. Charter for Apple Valley Subdivision of record in Instrument No. 20020724-0088782, said Register's Office.
6. Easement for storm water of record in Instrument No. 20020528-0064320, said Register's Office.
7. Any and all visible easements on and across subject property.
8. Subject to any and all building and zoning regulations of City, County and State.

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, its successors and assigns, forever;

AND DESIGNER HOMES, G.P. COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND DESIGNER HOMES, G.P. FURTHER covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 MY HAND this 16th day of December, 2003, in Franklin, Tennessee.

DESIGNER HOMES, a
Tennessee General Partnership

BY: _____
Michael T. Sullivan, General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of the state and county aforesaid, personally appeared Michael T. Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Designer Homes, G.P., the within named bargainor, a Tennessee general partnership, and that he as such General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand, at Franklin, Tennessee, this 16th day of December, 2003.

Michelle W. _____
NOTARY PUBLIC

My Commission Expires: 12/19/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $38,000.00.

_____
AFFIANT

Sworn to and subscribed to me, the undersigned, this 16th day of December, 2003, in Franklin, Tennessee.

Michelle W. _____
NOTARY PUBLIC

My Commission Expires: 12/19/05

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provident development 277.wd