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Davidson County DEEDWARR
Recvd: 12/29/03 15:29 2pgs
Fees:13.00 Taxes:125.22

20031229-0183332

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,842.71.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2003.

Notary Public

MY COMMISSION EXPIRES: 9/15/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Home Builders, LLC a Tennessee limited liability company,	SAME	Map: 164-10-A-106
(NAME) 377 Waldron Road	(NAME)	
(ADDRESS) LaVergne, TN 37086	(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 GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SUMMERFIELD DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **SOUTHERN HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the GRANTEE, 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. 265, on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Plat Book Instrument No. 20000929-0096421, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the same property conveyed to Summerfield Development, L.L.C., a Tennessee limited liability company by Quitclaim Deed dated June 17, 1999 of record in Book 11571, Page 943, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Restrictive Covenants of record in Book 11588, Page 484, as amended of record in Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260 and in Instrument No. 20030527-0071168; By-Laws of record in Book 11648, Page 662, as amended of record in Instrument No. 20010504-0046261; Right-of-Way to South Bell Telephone and Telegraph as of record in Book 1141, Page 327; Charter of Homeowners' Association of record in Book 11648, Page 660, as amended of record in Instrument No. 20010326-0028531; Storm Water Detention Agreement of record in Instrument No. 20000113-0004777; Sanitary Sewer Easement and/or Storm Water Drainage Easement of record in Instrument No. 20000809-0079074; Conveyance of Open Space of record in Instrument No. 20010514-0049520; Permanent Easement of record in Instrument No. 20000824-0083643; Sewer Easements of record in Instrument No. 20000913-0091248, Instrument No. 20000913-0091249 and in Instrument No. 20000913-0091247, any and all matters shown on plat of record in Instrument No. 20000929-0096421; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved (X)

This is improved ( ) property, known as Lot 265 Summerfield, Antioch, TN
(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 GRANTEE, its successors and assigns forever; and Grantor covenants 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 except for the current year property taxes which are being prorated between the parties and Grantor agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, 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 our hands this 19th day of December, 2003.

Summerfield Development, LLC

BY: _____
John Harney, Chief Manager

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John Harney, 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 Chief Manager of Summerfield Development, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

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

_____
Notary Public

My Commission Expires: 8/20/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129