Davidson County DEEDWARR
Recvd: 01/13/04 14:39 4pgs
Fees:23.00 Taxes:1124.80
20040113-0005419

SPECIAL WARRANTY DEED

FROM: ALLANTÉ CUSTOM HOMES, INCORPORATED, Grantor
TO: FRIENDS OF RADNOR LANE and THE CITY OF OAK HILL, Grantees

This instrument was prepared by:
Mark J. Vane
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:	Map-Parcel Numbers
Friends of Radnor Lake P.O. Box 40324 Nashville, TN 37204	Same	160-217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Four Thousand and 00/100 Dollars ($304,000.00).

Daryl R McCubbin
Affiant

SUBSCRIBED AND SWORN TO before me this the 9th day of January, 2004.

Kathleen Patti Snow
Notary Public
My Commission Expires: 1-28-06

NOTARY PUBLIC STATE OF TENNESSEE KATHLEEN PATTI SNOW LARGE

FOR AND IN CONSIDERATION OF the sum of One Hundred Sixty-Four Thousand Nine Hundred Eighty-Seven and 13/100 Dollars ($164,987.13), the receipt and sufficiency of which are hereby acknowledged, Allanté Custom Homes, Incorporated ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Friends of Radnor Lake

and The City of Oak Hill ("Grantees"), as tenants in common, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Tract No. 3, as shown on the map entitled Montcrest, of record in Plat Book 7900, page(s) 950, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to ALLANTÉ CUSTOM HOMES, INCORPORATED, by deed of record in Book 11429, page 922, said Register's Office;

together with all improvements, buildings and structures located thereon (the "Property").

This conveyance is expressly made subject to those matters more specifically set forth on **Exhibit A** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors and assigns forever.

And Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantees, their successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on **Exhibit A**), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on **Exhibit A**

Witness my hand this 9th day of January, 2004.

ALLANTÉ CUSTOM HOMES, INCORPORATED

By: _____
Daryl McCubbin, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kathleen Patti Snow, a Notary Public of said County and State, personally appeared Daryl McCubbin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of ALLANTÉ CUSTOM HOMES, INCORPORATED, the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 9th day of January, 2004.

Kathleen Patti Snow
Notary Public

My Commission Expires: 1-28-06



09500N:961131:557594:2:NASHVILLE
010904

EXHIBIT A

Encumbrances

1. Matters shown on the Plan of record in Book 7900, page(s) 950, said Register's Office.

2. Lack in Ingress and Egress from subject property to a dedicated street or right-of-way.