Davidson County DEEDWARR
Recvd: 02/10/04 08:51 5pgs
Fees:28.00 Taxes:426.83
20040210-0015715

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

Ole South Properties, Inc. New Owner See Exhibit "C"
P.O. Box 1776
Murfreesboro, TN 37129

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **James R. Carbine, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ole South Properties, Inc., a Tennessee corporation**, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Nos. 86, 87 88 and 89, in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement", the First Supplement, Second Supplement and the Original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "C" to said Second Supplement appearing at page 4 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is subject to the aforesaid Declaration, Plan, Bylaws, together with those matters shown on the attached **Exhibit "A"** which is incorporated herein by reference, and said matters are excepted from the warranty and covenants of this deed.

Being part of the same property conveyed to James R. Carbine, Trustee with full

power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary by deeds from Recorp-Percy Priest Associates Limited Partnership, an Arizona limited partnership, of record in Book 11539, page 337, and Book 11539, page 344, Register's Office for Davidson County, Tennessee.

The street addresses applicable to the above described property are shown on the attached **Exhibit "B"**.

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 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 except as set forth above; and Grantor does further covenant and bind 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28th day of January, 2004.

James R. Carbine, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally before me, the undersigned, a Notary Public in and for the State and County set forth above, appeared James R. Carbine, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 28th day of January, 2004.

My Commission Expires:_____

Notary Public

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Comm. Expires 12/12/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $115,360.00.

Affiant

Subscribed and sworn to before me this 28th day of January, 2004.

Notary Public
My commission expires:_____

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Comm. Expires 12/12/04

Exhibit "A"

Permitted Exceptions

1. Taxes for the year 2004 and subsequent years, a lien not yet due and payable. Taxes for the year 2003 have been prorated between the parties and shall be paid by Grantor.

2. Master Declaration of Restrictive Covenants for Woodland Point recorded as Instrument No. 2000 0607 0056981, Register's Office for Davidson County, Tennessee.

3. Matters shown on the PUD Boundary Plat recorded in Book 11700, page 66, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee, amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office, including without limitation matters shown on the plan attached as Exhibit "B" to said First Supplement.

5. Bylaws recorded as Exhibit "B" to the aforesaid Declaration of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee, said Bylaws appearing at page 32 of said Declaration.

6. Matters shown on the Plat of Woodland Point, Phase I recorded as Instrument No. 2000 0713 0069314, Register's Office for Davidson County, Tennessee.

7. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8332, page 982, said Register's Office.

8. Landscape Agreement recorded as Instrument No. 2000 0612 0058346, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Street Addresses as assigned by the Metropolitan Department of Public Works:
All addresses are Nashville, TN 37214

Unit Number	Address
86	142 Antler Ridge Circle
87	144 Antler Ridge Circle
88	146Antler Ridge Circle
89	148 Antler Ridge Circle

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Exhibit "C"

Tax Map and Parcel as assigned by the Metropolitan Government of Nashville and Davidson County, Tennessee:

All Parcels appear on Tax Map 122-01-0-A.

Unit Number	Parcel Number
86	497.00 CO
87	498.00 CO
88	499.00 CO
89	500.00 CO

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