WARRANTY DEED

FILE BOX 19B
04-02-027-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd day of February, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/24/04 15:04 2pgs
Fees:13.00 Taxes:547.60

20040224-0020986

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
H & J BUILDERS, INC.	" NEW OWNER "	183-05-0A
(NAME) 712 Magnolia Trail	(NAME)	377, 376, 375, & 374
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **OCTOBER WOODS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **H & J BUILDERS, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantee(s), their heirs 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 Lots Nos. 196, 197, 198, & 199, on the Plan of October Woods, Phase 3, Section 10, a Planned Unit Development, of record in Instrument No. 20040114-0005885, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Paul E. Johnson, Jeffrey P. Johnson, Stacy Carter and Husband, Buford W. Carter, as tenants by the entirety, Lori J. Kelley, as tenants in common, as to a four-fifths (4/5) undivided interest, and to B&Y, a Tennessee General Partnership, as to a one-fifth (1/5) undivided interest, by Deed from October Woods, L.P., a Tennessee Limited Partnership, of record in Instrument No. 20000104-0000917, Register's Office for Davidson County, Tennessee. And further conveyed to October Woods, G.P., a Tennessee General Partnership by Quitclaim Deed, of record in Instrument No. 20040224-0020971, recorded simultaneously herewith.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of OCTOBER WOODS, of record in Book 9840, Page 276, and in Instrument No. 20040121-0008040, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ property known as: LOT NOS. 196, 197, 198, & 199 OCTOBER WOODS, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 WHEREOF, its hands, this 23rd day of February, 2004

OCTOBER WOODS, G.P.,
A TENNESSEE GENERAL PARTNERSHIP

By: Paul E Johnson
PAUL E. JOHNSON, MANAGING GENERAL PARTNER

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **PAUL E. JOHNSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon he oath acknowledged himself to be the MANAGING GENERAL PARTNER of **OCTOBER WOODS, G.P.,** the within named bargainor(s), a Tennessee General Partnership, and that he as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of February, 2004.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.