File #200420067

Davidson County DEEDWARR
Recvd: 03/09/04 09:11 2pgs
Fees:13.00 Taxes:164.65

20040309-0026620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corinthian Custom Homes	Corinthian Custom Homes, Inc.	Map: MAP 181-10-A-101-00CO
(NAME) P. O. Box 682504	(NAME) P. O. Box 682504	Parcel:
(ADDRESS) Franklin, TN 37068	(ADDRESS) Franklin, TN 37068	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **AUTUMN OAKS, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CORINTHIAN CUSTOM HOMES, INC.** hereinafter called the GRANTEES, 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 all of Lot No. 358, on the Final Plat, Phase Three, Autumn Oaks Subdivision, as shown by plat appearing of record in Instrument No. 20031029-0159380, 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 part of the same property conveyed to Autumn Oaks, LLC by Warranty Deed dated March 15, 1999 of record in Book 11387, Page 173 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010912-0099443 and amended in 20030513-0064238; Subject to one-fourth acre reserved for graveyard with right of ingress and egress as set out in Book 261, Page 284 and in Book 6704, Page 397; Right-of-Way Agreement and Easement to Gulf Interstate Gas Company as of record in Book 2245, Page 271 as partially released of record in Book 6968, Page 25; Right-of-Way Agreement to Columbia Gulf Transmission Company of record in Book 4240, Page 667, as partially released of record in Book 6968, Page 25; Contract of Easement and furnishing of water as of record in Book 3376, Page 239; Easement for the purpose of obtaining water as set out of record in Book 475, Page 547; Easement for Sanitary Sewer and/or storm drainage as of record in Book 7515, Page 298, Book 9343, Page 196 and Book 9343, Page 199; Storm Water Detention Agreement as of record in Book 7760, Page 970; PUD Boundary Plan of record in Book 6900, Page 786; Charter of record in Instrument No. 20010912-0099442; Easements of record in Instrument No. 20020826-0103047 and in Instrument No. 20020918-0113710; any and all matters shown on plat of record in Instrument No. 20031029-0159380; 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 7280 Autumn Crossing Way, (Lot 358 Autumn Oaks) Brentwood, TN 37027
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 5th day of March, 2004.

Autumn Oaks, LLC

BY: Continental Development and Construction, Inc.

By: _____ V.P. or CHIEF MANAGING OFFICER.

Nicholas S. Psillas, Vice President and Chief Managing Member

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Nicholas S. Psillas, 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 Vice President of Continental Development and Construction, Inc., the Chief Managing Member of Autumn Oaks, LLC, the within named bargainor, a limited liability company, and that he as such Vice President and Chief Managing Member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Vice President and Chief Managing Member.

Witness my hand and official seal, this 5th day of March, 2004.

_____
Notary Public

My Commission Expires: _____

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064