Davidson County DEEDWARR
Recvd: 05/13/04 12:21 2pgs
Fees:13.00 Taxes:333.00
20040513-0055995

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Traditional Family Homes, LLC	Same	Map: 142-14-B
668 Nashville Pike, Suite 200		Parcels: 15 and 16
Gallatin, TN 37066		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

HAURY AND SMITH CONTRACTORS, INC.

a Tennessee Corporation, hereinafter called the GRANTORS, having bargained and sold, and by these presents do transfer and convey unto,

TRADITIONAL FAMILY HOMES, LLC

hereinafter called the GRANTEES, their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 15 and 16, River Plantation, Phase I, Section VIII, of record in Plat Book 6900, pages 475 and 476, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.

BEING part of the same property conveyed to Haury and Smith Contractors, Inc., by deed from B. B. Doubleday, Jr., of record in Book 7074, page 493, as corrected by Deed of Correction in Book 7400, page 792, Register's Office for Davidson County, Tennessee, including but excluding the land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, for right-of-way of record in Book 9304, page 604, said Register's Office.

EXCLUDED FROM THE COVENANTS OF WARRANTY OF THIS DEED ARE:

1. 2004 taxes;

2. Right-of-way of record in Book 9304, page 604, Register's Office for Davidson County, Tennessee;

3. Easement and right-of-way granted USA for power transmission lines of record in Book 2277, page 619, and confirmed by judgment of record in Book 3028, page 605, said Register's Office;

4. River Plantation Umbrella Association, Sections 8-11, of record in Book 7389, page 924, said Register's Office;

5. Storm Water Detention Agreement of record in Book 7344, page 438, said Register's Office;

6. Declaration of covenants, conditions and restrictions, of record in Book 7389, page 941, said Register's Office; and

7. Plan of record in Book 6900, pages 475 and 476, said Register's Office, shows an owner's certificate.

This is unimproved property known as 7532 and 7534 Old Harding Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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 7th day of May, 2004.

HAURY AND SMITH CONTRACTORS, INC.

BY: Reese L. Smith III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reese L Smith III 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 President of **HAURY AND SMITH CONTRACTORS, INC.** the within named bargainor, a corporation, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Reese L Smith III as President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7th day of May, 2004.

NOTARY PUBLIC

My commission expires: May 30, 2004.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 90,000.00.

Sworn to and subscribed before me this 7th day of May, 2004.

NOTARY PUBLIC

My commission expires: May 30, 2004.