PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 05/17/04 11:19 2pgs
Fees:13.00 Taxes:647.50
20040517-0057387

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Telfer Investments, LLC 1256 Temple Ridge Road Nashville, TN 37221	Telfer Investments, LLC 1256 Temple Ridge Road Nashville, TN 37221

TAX MAP-PARCEL NUMBERS: **Map** 159.03 **Parcel** 29.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GINA D. CRUNK**, hereinafter called the **Grantor**, has bargained and sold, and by these presents do hereby transfer and convey unto **TELFER INVESTMENTS, LLC**, a Tennessee Limited Liability Company, hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee described as follows, To Wit:

Being Lot No. 17 on the Final Plat of High Ridge Subdivision, Phase Two, of record in Instrument No. 20010129-0008513, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gina D. Crunk by deed of record in Instrument No. 20010301-0019332 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision Plan of record in Instrument No. 20010129-0008513; to terms and conditions of Articles of Organization of record in Book 9795, page 237; to terms and conditions of Charter for High Ridge Homeowner's Association of record as Instrument No. 199912299394886; to terms and conditions of Charter for Radnor Glen Homeowner's Association of record as Instrument No. 200001070002658; toa Stormwater Detention Agreement of record as Instrument No. 20010109-0002596, all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is unimproved property known as 5476 Camelot Road, Nashville, Tennessee.

Description Reference: Described according to prior deed to Seller.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is 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.

GRANTOR FURTHER COVENANTS and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of May, 2004.

GINA D. CRUNK

Gina D. Crunk

By: Ralph W. Mello

Her: Atty-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Ralph W. Mello , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Gina D. Crunk, the within named bargainor, and he/she as such attorney-in-fact, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the name of Gina D. Crunk by himself as attorney -in-fact.

Witness my hand, at office, this 14th day of May, 2004.

Notary Public

My commission expires: 3-31-07

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 175,000.00.

Affiant

Sworn to and subscribed before me this 14th day of May, 2004.

Notary Public

My commission expires: 3-31-07