Davidson County DEEDWARR
Recvd: 07/07/04 09:13 2pgs
Fees:13.00 Taxes:131.35
20040707-0080366

(1)

Map and Parcel 128-16-0-A 018.00CO

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
P. O. Box 681436
133 Holiday Court, Suite 208
Franklin, Tennessee 37067
(615) 790-9678

Send Tax Bills To New Owner:
TED H. JOHNSON
8120 Settlers Way
Nashville TN 37221

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, Grantor, has bargained and sold and by these presents do transfer and convey unto TED H. JOHNSON, Grantee, his heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

> Being Lot No. 72 on the Plan of Still Spring Hollow Subdivision, Section 1, Phase 1, of record in Book 7900 page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, by deed of record in Book 7907, page 635, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Subject to matters shown on the plan of Still Spring Hollow Subdivision, Section 1, Phase 1, of record in Book 7900 page 135, Register's Office for Davidson County, Tennessee and Boundary Plat of record in Book 6900 page 991 and 992, said Register's Office; (2) Restrictive covenants contained in instruments of record in Book 7963, page 400 and Book 8179, page 464, Register's Office of Davidson County, Tennessee; (3) By-Laws of Still Spring Hollow Owners Association of record in Book 8294, page 40, Registers' Office of Davidson County, Tennessee; (4) Charter of Still Spring Hollow Owners Association of record in Book 7930, page 909, Register's Office of Davidson County, Tennessee; (5) Utility Easement granted to Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, of record at Instrument No. 20010420-0039445; (6) Agreement for Dedication of Easement for Public Utilities, Storm Drainage, and Appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record at Instrument No. 20010710-0073480, Register's Office of Davidson County, Tennessee; (7)

Agreement for Dedication of Public Utilities Easement granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record at Instrument No. 20010925-0103590, and in Book 9740, page 971, Register's Office of Davidson County, Tennessee; (8) Stormwater Detention Agreement of record at Instrument No. 20030220-0022601, Register's Office of Davidson County, Tennessee; (9) Taxes for 2004 are a lien not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due.

AND GRANTOR DOES FURTHER COVENANT and bind itself its successors and representatives, to warrant and forever defend the title to said property, to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 1 day of July, 2004.

GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, A Tennessee general partnership

BY: TRIANON DEVELOPMENTS LTD., A Delaware corporation, Managing General Partner

BY: _____

TITLE: Secretary

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared FRED M. STEVENHAGEN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of TRIANON DEVELOPMENTS LTD., the managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, a Tennessee general partnership, and is authorized by TRIANON DEVELOPMENTS LTD., as managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, to execute this instrument on behalf of TRIANON DEVELOPMENTS LTD., as managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP.

Witness my hand and seal, at office in Franklin, TN, this 1 day of July, 2004.

Gail P. Luttrell
NOTARY PUBLIC

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4-16-2006

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is THIRTY FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($35,500.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 2 day of July 2004.

Gail P. Luttrell
NOTARY PUBLIC

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4-16-2006

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