THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Randall P. Dufresne	**NEW OWNER**	182-6-A-144
8012 Maggie Court		
Antioch, TN 37013		

Davidson County DEEDWARR
Recvd: 07/23/04 15:07 2pgs
Fees:13.00 Taxes:508.75

20040723-0088490

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $137,500.00.

Affiant

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 16th day of July, 2004

Notary Public
My Commission Expires: 11/27/04

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Greenvale Construction, LLC** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Randall P. Dufresne**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 141 on the Final Plat , Old Hickory Hills, Phase Two, Section Two, of record in Instrument No. 20040122-0008453 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the property conveyed to Greenvale Construction, LLC by Deed dated 03/17/04 and filed for record on 03/19/04 in Instrument No. 20040319-0031420 and further having been conveyed to Old Hickory Hills, LLC by Deed dated 12/30/99 and filed for record on 02/03/00 in Instrument No. 20000203-0011193 said Register's Office.

This conveyance is made subject to property taxes for the year 2004 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Inst. No. 20040122-0008453, Register's Office for Davidson. Charter for HOA of record in Instrument No. 20020123-0009417 Register's Office for said County. Storm Water Detention Agreements of record in Instrument No. 20010806-0021333 and Instrument No. 20030226-0025749 Davidson County Register's Office. Easement for Ingress and Egress of record in Instrument No. 200203-001193 said Register's Office. Easement to United Telephone of record in Instrument No. 20020123-009337 Register's Office for said county. Easment for Sanitary Sewer and Storm Drainage of record in Instrument No. 20001030-0107214 Register's Office for Davidson County, Tennessee. Restrictive covenants recorded in Instrument No. 20020116-0006750, Register's Office for Davidson County.

THIS IS **IMPROVED** PROPERTY KNOWN AS 8012 Maggie Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully

seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 19th day of July, 2004

Greenvale Construction, LLC

BY: _____

Shane McFarland
Chief Financial Officer.

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STATE OF TENNESSEE)
COUNTY OF Davidson)

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Shane McFarland, 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 Chief Financial Off. of Greenvale Construction, LLC the within named bargainor, and that as such Chief Financial Off. being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor by himself/herself as Chief Financial Off.

Witness my hand and seal, at office in Tennessee, this the 19th day of July, 2004

Darris Billingsley
NOTARY PUBLIC

My Commission Expires: 11/27/04

