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.**
Michael Whittaker	**NEW OWNER**	174-11-A-136
1201 Blairfield Drive		
Antioch, TN 37013		

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $194,000.00.

Affiant

Subscribed and sworn to before me this 8th day of July, 2004

Notary Public
My Commission Expires: 11/27/04

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/23/04 15:08 2pgs
Fees:13.00 Taxes:717.80

20040723-0088493

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 **Michael Whittaker****unmarried(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:

**one and the same asMichael E. Whittaker, Jr.

Land in Davidson County, Tennessee, being Lot No. 428A on the Subdivision Plat of Cane Ridge Farms, Phase One Section Three of record in Instrument No. 20010606-0059239, Revised in Instrument No. 20020712-0084136 in the Register's Office for said county 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 12/09/02 and filed for record on 12/11/02 in Instrument No. 20021211-0152577 in the Register's Office for Davidson County, Tennessee.

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. 20010606-0059239, Revised in Inst. No. 20020712-0084136 Register's Office for Davidson. HOA Charter of record in Inst. No. 20010815-0088360, Register's Office for Davidson County, Tennessee. Conveyance of Open Space of record in Inst. No. 20010815-0088361 said Register's Office. Certificate of Correction in Inst. No. 20030210-0018021 Register's Office for Davidson County. Easements of record in Book 4428, page 565, Book 5078, page 476, Book 4420, page 36 and in Inst. No. 20020123-0009340 Register's Office for said County. Restrictive covenants recorded in Inst. Nos. 20000905-0087103, 20001204-0119093, 20010815-0088370 and 20040319-0031603, said Register's Office. ByLaws of record in Inst. No. 20000905-0087103 Davidson County Register's Office.

THIS IS **IMPROVED** PROPERTY KNOWN AS 1201 Blairfield Drive, 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 8th day of July, 2004

Greenvale Construction, LLC

BY: _____
Shane McFarland
Chief Financial Officer.

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 8th day of July, 2004

Darris Billingsley
NOTARY PUBLIC

My Commission Expires: 11/27/04

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.