File #200490970

Davidson County DEEDWARR
Recvd: 08/05/04 11:20 2pgs
Fees:13.00 Taxes:577.20
20040805-0094244

LYNN F. VAUGHT COMMISSION EXP. Notary Public At Large 02-20-2007 RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,000.00.

Bethany Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2004.

Lynn F. Vaught
Notary Public

MY COMMISSION EXPIRES: 2-20-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Landmark Homes of Tennessee, Inc.	SAME	Map: 175-04-16,17,28
(NAME) 6064 Central Pike	(NAME)	
(ADDRESS) Mt. Juliet, TN 3712	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **PARK PLACE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **LANDMARK HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION,** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot Nos. 16,17 and 28, on the Final Plat, Park Place Subdivision, Phase II, as shown by plat appearing of record in Instrument No. 20020530-0065765, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being a part of the same property conveyed to Park Place Ventures, LLC by Warranty Deed dated October 22, 1998 of record in Book 11179, Page 708, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Declaration of Covenants, Conditions and Restrictions of record in Book 5041, Page 433, as amended in Book 9729, Page 54, addendum of record in Book 10491, Page 211; Master Deed of record in Instrument Number 20010214-0014161, re-recorded in Instrument Number 20010702-0069590, as amended in Instrument Number 20011019-0114191, as re-recorded in Instrument Number 20011212-0136927, as amended in Instrument No. 20030710-0095634 and re-recorded in Instrument No. 20030915-0134956; Tennessee Valley Authority Easement of record in Book 435, Page 507; Easement of record in Book 5897, Page 191; Articles of Incorporation of record in Book 5052, Page 546; Deed of Easements of record in Book 11491, Page 719, and Book 11539, Page 799; Storm Water Detention Agreement of record in Book 11672, Page 447; Memorandum of Lease of record in Book 10918, Page 497, as amended in Instrument No. 20020315-0032670; Assignment of Lease of record in Instrument No. 20020425-0051015; all matters shown on plat of record in Instrument No. 20020530-0065765; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved (X)

This is improved ( ) property, known as Lots 16, 17 & 28, Park Place, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, its successors and assigns forever; and Grantor covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

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 2nd day of August, 2004.

Park Place Ventures, LLC

BY: _____
Gary M. Wisniewski, Member

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Gary M. Wisniewski, 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 Member of Park Place Ventures, LLC, the within named bargainor, a limited liability company, and that he as such Member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

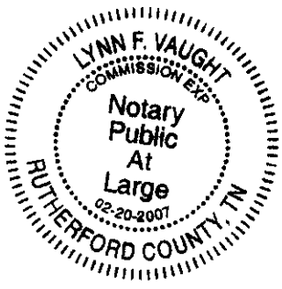
Witness my hand and official seal, this 2nd day of August, 2004.

Lynn F. Vaught

Notary Public

My Commission Expires: 2-20-07

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129