Return To:
First Title & Escrow Co., Inc.
File Box 9B
#23311

This Instrument Prepared By:
Douglas S. Hale, Attorney
HALE AND HALE, PLC
231 Public Square, Suite 312
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 09/07/04 15:27 2pgs
Fees:13.00 Taxes:869.50
20040907-0107969

NEW OWNER:

Krohn Homes, LLC
Post Office Box 756
Brentwood, Tennessee 37027

SEND TAX BILL TO:

SAME

MAP & PARCEL
Map 117.13-0B
Group
Parcel 163.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

AFFIANT

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
SEPT. 22, 2007

Sworn to and subscribed before me this 31st day of August, 2004.

NOTARY PUBLIC
My Commission Expires:_____

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 considerations, the receipt and sufficiency of which is hereby acknowledged, JAMES W. SHORT, JR., a married person, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto KROHN HOMES, LLC, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

The following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

Lot No. 1002, on the Plat of Abbottsford, Phase 2, of record in Instrument No. 20010502-0044874, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Felker Construction Co., Inc., a Tennessee corporation, by deed from Landstar Development, LLC, a Tennessee limited liability company of record in Instrument No. 20020625-0076399, Register's Office for Davidson County, Tennessee. Felker Construction Co., Inc. having since conveyed by Quitclaim Deed the said property to James W. Short, Jr., a married person of record in Instrument No. 20030908-0131063, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2004 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable.

2. The Plat of Abbottsford, Phase 2, planned unit development, of record in Instrument No. 20010502-0044874, and revised on the Final Plat of Abbottsford, Phase 2, Revision 1, Plat of Correction, of record in Instrument No. 20020306-0027572, Register's Office for Davidson County, Tennessee.

3. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford Homeowners' Association, Inc. of record in Book 8106, page 1, amended Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, Instrument No. 2001-03300030930, Instrument No. 20010502-0045152, and re-recorded in Instrument No. 20010514-0049648, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Filing No. 20010425-0040838, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind himself, his heirs 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.

This unimproved property is known as 1001 Greenwich Park, Nashville, Tennessee 37215.

WITNESS my hand this 31st day of August, 2004 in Nashville, Tennessee.

James W. Short, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, James W. Short, Jr., the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand this 31st day of August, 2004, in Nashville, Tennessee.

Notary Public

My Commission Expires:

DOUGLAS S. HALE
COMMISSION EXP.
Notary Public At Large
02-05-2006
WILLIAMSON COUNTY, TN