Davidson County DEEDWARR
Recvd: 09/09/04 09:40 2pgs
Fees:13.00 Taxes:82.33
20040909-0108988

WARRANTY DEED

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 22,250.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF SEPTEMBER, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-08

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Compass Development, LLC	same	MAP:81-03
812 Princeton Hills Drive		Parcel:59 (LOT 1) & 385 (LOT 2)
Brentwood, TN 37027	,	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DUCK RIVER HOMES, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

COMPASS DEVELOPMENT, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as 2303 and 2305 14th Ave N, Nashville, TN 37208

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 the Grantor does covenant 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, except for the security interest held by Grantee; and the Grantor does further covenant and bind 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 its hand on the 3rd day of September, 2004.

Duck River Homes, LLC

BY:
Lynn Ellsworth, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, Lynn Ellsworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Chief Manager of DUCK RIVER HOMES, LLC, the within named barganor, a corporation, and that Lynn Ellsworth, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 3rd day of September, 2004.

Notary Public

My Commission Expires: 1-26-08

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being, Lots 1 & 2 on the Resubdivision of a portion of an unnumbered lot (called Butterworth Lot) on Plat "H" N Myers Plan Nashville of record in Instrument No. 20040428-0048002, said Register's office.

Being a portion of the same property conveyed to Duck River Homes, LLC by Deed from John Denton of record in Instrument No. 20030730-0107653, dated 6/27/03 and by Deed from John Denton of record in Instrument No. 20030805-0111014, dated 06/27/03 and by Deed to James S. Sweeney, married and John D. Denton, unmarried by Deed dated 11/19/96 of record in Book 10267, Page 852, said Register's Office.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein