WARRANTY DEED

FILE BOX 19B
04-08-040-D

Davidson County DEEDWARR
Recvd: 09/15/04 09:19 2pgs
Fees:13.00 Taxes:444.00
20040915-0111120

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of September, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
S&Y CONSTRUCTION, INC., A TENNESSEE CORPORATION	" NEW OWNER "	173-04-0-A / 173-08-0-A
(NAME) 2993 Polo Club Road	(NAME)	359,360,380 / 018.00 CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **PINE OAKS PROPERTIES TWO, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **S&Y CONSTRUCTION, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I
LAND in Davidson County, Tennessee being Lots Nos. 328,329, & 347, on the Plan of Final Plat Section Four, Oak Highlands, a Planned Unit Development, of record in Instrument No. 20040128-0010661, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to PINE OAKS PROPERTIES TWO, L. L. P., A TENNESSEE LIMITED LIABILITY PARTNERSHIP N/K/A PINE OAKS PROPERTIES TWO, G. P., A TENNESSEE GENERAL PARTNERSHIP as evidenced by instrument of record in Instrument No. 20001006-0099635, by Deed from SUN NFL, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, of record in Book 10881, Page 126, Register's Office for Davidson County, Tennessee.

TRACT II
LAND in Davidson County, Tennessee being Lot No. 77 on the Final Plat, Section One of Deer Valley, "Cluster Lot Subdivision", A PLANNED UNIT DEVELOPMENT, of record in Instrument No. 20030205-0016206, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to PINE OAKS PROPERTIES, TWO, L. L. P., A TENNESSEE LIMITED LIABILITY PARTNERSHIP N/K/A PINE OAKS PROPERTIES TWO, G. P., A TENNESSEE GENERAL PARTNERSHIP as evidenced by instrument of record in Instrument No. 20001006-0099635 by Deed from ALMA EUBANK, JAMES GOSSETT AND NANCY D. YORK, AS SOLE HEIRS-AT-LAW OF DAISY CLARK GOSSETT, DECEASED, Dated December 3, 1999, of record in Instrument No. 19991207-0300314, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of OAK HIGHLANDS, of record in Book 7350, Page 24, re-recorded in Book 7367, Page 587, amended in Book 8765, Page 77, in Book 8765, Page 90, and in Instrument No. 20020725-0085131, Register's Office for Davidson County, Tennessee; and for DEER VALLEY of record in Instrument No. 20021212-05363, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ property known as: L/328, 329,347 Oak Highlands & L/77 Deer Valley, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 WHEREOF, its hands, this 13th day of September, 2004

PINE OAKS PROPERTIES TWO, G.P.,
A TENNESSEE GENERAL PARTNERSHIP

By: _____
Fred Yazdian, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **FRED YAZDIAN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **GENERAL PARTNER** of **PINE OAKS PROPERTIES TWO, G.P.,** the within named bargainor(s), a Tennessee General Partnership, and that he as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of September, 2004.

My Commission Expires: 03/31/07

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.