THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 11/10/04 15:20 2pgs
Fees:13.00 Taxes:399.60
20041110-0135704

Address New Owners:
Melba Renee Payne
5170 Hickory Hollow Pkwy
#149
Antioch, TN 37013

Send Tax Bills To:
NEW OWNER

Map-Parcel Nos.
163-5-B-164 CO

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $108,000.00.

Melba Renee Payne
Affiant

Subscribed and sworn to before me this 29th day of October, 2004

C. LEIGH WIGGINTON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public
My Commission Expires: 2/17/08

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 **Melba Renee Payne**(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:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Master Deed Lot Layout (Private Element) Phase IV Mill Park (formerly Hickory Hollow Townhomes) of record in Instrument No. 2003117-0167241, Register's Office for said county, to which reference is here made for a more complete description.

Being a portion of the property conveyed to Greenvale Construction, LLC by Special Warranty Deed from Vastland /Eatherly/McClung Development, LLC dated 12/17/03 and filed for record on 12/29/03 in Instrument #20031229-0183343 in the Register's Office for said county. Having also been a portion of the property conveyed to Vastland/Eatherly/McClung Development, LLC by Warranty Deed dated 09/05/97 of record in Book 10638, page 354 Register's Office for Davidson County.

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: HOA charter of record in Book 10719, page 419 Register's Office for said county. Common area conveyance of record in Book 11221, page 249 said Register's Office. Storm Water Detention Agreement of record in Book 10506, page 278 said Register's Office. Bell South easement of record in Book 11378, page 991 said Register's Office. Boundary plat of record in Book 9700, page 538-53 said Register's Office. Restrictions of record in Book 10719, page 425 and Book 11167, page 757 said Register's Office. By-Laws of record in Book 10719, page 464 and Book 11167, page 759 said Register's Office. All matters as set forth per Plat of record in Inst. No. 20031117-0167241 Register's Office for Davidson.

THIS IS **IMPROVED** PROPERTY KNOWN AS 5170 Hickory Hollow Pkwy #149, 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 29th day of October, 2004

Greenvale Construction, LLC

BY: _____
Shane McFarland
Chief Financial Officer.

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 29th day of October, 2004

_____
NOTARY PUBLIC

My Commission Expires: 2/17/04

C. LEIGH WIGGINTON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN