This instrument was prepared by:
Guaranty Title and Escrow Co.
2711 Murfreesboro Rd. Suite 200
Antioch, TN 37013

PICK-UP

Davidson County DEEDWARR
Recvd: 11/17/04 12:25 2pgs
Fees:13.00 Taxes:11.10

20041117-0138055

State of Tennessee
County of DAVIDSON
The actual consideration or value, whichever is greater, for this transaction is
$ 3,006.00
affiant
Subscribed and sworn to before me, this the 17 day of November 2004.

Notary Public
Commission Expires: 6-2-07

GARY B. FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

WARRANTY DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Jeff Ackerman		147-12-0-B
9575 Sunny Brook DR	Owner	17, 18 and 19
Brentwood, TN 37027		

FOR AND IN 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, I/WE, **Global Development Inc.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeff Ackerman,** HEREINAFTER CALLED THE GRANTEES, HIS HEIRS 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 Lot No. **17, 18 and 19** on the Final Plat of **Classic Meadows**, as of record in Instrument No. **20040715-0084487**, Register's Office for said County to which reference is made for a more complete description.

Being part of the same property conveyed to **Global Development Inc.** by Deed of record as Instrument No. **20040719-0085832**, said Register's Office.

This conveyance is subject to a Charter of record in Instrument No. **20040720-0088378,** restrictions and Bylaws of record in Instrument No. **20040720-0086469,** storm water detention agreements of record, properties Taxes for 2004, the plan of record of Classic Meadows and all matters of record on or before July 29, 2003.

Unimproved (X)
This is improved property ( ) known as:

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), 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 convent and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns, against the said land to the lawful claim of persons

whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 1st day of September, 2004.

Jerry Butler President

Philip Sandon V.P.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the _____ day of _____, 20___.

_____
Notary Public

Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jerry Butler & Philip Sandon 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 President & Vice President of the Global Development, Inc a corporation, and that he/she as such President & Vice President signed such foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as President & Vice-President

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of September, 2004.

Darry B Fisher
Notary Public

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Commission expires: 6-17-07