2005-90004

Map 128-16-0-B Parcel 48.00

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
P. O. Box 681346
Franklin, TN 37067
Telephone: (615) 790-9678

Send Tax Bills To New Owner:
Southern Home Builders, LLC
377 Waldron Road
LaVergne, TN 37086-3253

Davidson County DEEDWARR
Recvd: 01/12/05 09:01 2 pgs
Fees:13.00 Taxes:173.90
20050112-0004325

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, Grantor, has bargained and sold and by these presents do transfer and convey unto SOUTHERN HOME BUILDERS, LLC, Grantee, its successors and assigns, the property located in Davidson County, Tennessee being described as follows:

> Being **Lot No. 48**, as shown on the plan of Summit Oaks, Phase One, of record as Instrument No. 20020129-0011883, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, by deeds of record in Book 8090, page 748, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Restrictive covenants of record as instrument no. 20040116-0006770 and 20020214-0019518, said Register's Office; (2) All matters on the plan of record as Instrument no. 20020129-0011883 and Instrument No. 20040112-0004661, said Register's Office; (3) Storm Water Detention Agreement of record as instrument no. 20020103-0001057, said Register's Office; (4) Charter of the Summit Oaks Owner's Association of record at Instrument No. 20020131-0013598, said Register's Office; (5) All other matters of record in the Register's Office for Davidson County, Tennessee; (6) Agreement for Dedication of Public Utilities Easement of record at Instrument No. 20010925-0103588, said Register's Office; (7) Taxes for 2005 have been prorated at closing and will be paid by Grantee when due.

AND GRANTOR DOES FURTHER COVENANT and bind itself its successors and representatives, to warrant and forever defend the title to said property, to the said Grantee, its

successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 7th day of January, 2005.

GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, A Tennessee general partnership

BY: TRIANON DEVELOPMENTS LTD., A Delaware corporation, Managing General Partner

BY: _____

TITLE: Secretary

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred M. Stevenhagen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of TRIANON DEVELOPMENTS LTD., the managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, a Tennessee general partnership, and is authorized by TRIANON DEVELOPMENTS LTD., as managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, to execute this instrument on behalf of TRIANON DEVELOPMENTS LTD., as managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP.

Witness my hand and seal, at office in Franklin, TN, this 7th day of January, 2005.

NOTARY PUBLIC

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4-16-2006

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $47,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 7th day of Jan., 2005.

NOTARY PUBLIC

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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My Commission Expires: 4-16-2006