WARRANTY DEED

FILE BOX 19B
05-01-004-DA

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00.

D. Adsit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of January, 2005

Notary Public

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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
H & J BUILDERS, INC., A TENNESSEE CORPORATION	"NEW OWNERS"	OUT OF 182
(NAME) 713 MAGNOLIA TRAIL	(NAME)	199.00
(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, **OCTOBER WOODS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **H & J BUILDERS, 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:

LAND in Davidson County, Tennessee being Lots Nos. 547, on the Plan of October Woods, a R10 Residential P.U.D., Planned Unit Development, Phase 5, Section 11, of record in Instrument No. 20041119-0138999, 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 PAUL E. JOHNSON, JEFFREY P. JOHSON, STACY J. CARTER AND HUSBAND BUFORD W. CARTER, as tenants by the entirety, Lori J. Kelley, as tenants in common, as to a four-fifths (4/5) undivided interest and to B&Y, A TENNESSEE GENERAL PARTNERSHIP, as to a one-fifth (1/5) undivided interest, of record in Instrument No. 20000104-0000917, Register's Office for Davidson County, Tennessee. HAVING further been conveyed to OCTOBER WOODS, G.P., A TENNESSEE GENERAL PARTNERSHIP by Quitclaim Deed, of record in Instrument No. 20050114-0005493, being recorded simultaneously herewith.

THIS conveyance is subject to Restrictive Covenants/Declaration of Covenants, Conditions, and Restrictions and By-Laws, of record in Book 9840, Page 267 and in Book 9840, Page 276 and in Instrument No. 20041119-0139281, 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.

Subject property is not now, nor has it ever been the principal place of residence for the Grantor(s) herein.

BEING unimproved ☒
Improved ☐ property known as: Lot No. 547 October Woods, Phase 5, Section 11, Antioch, TN, 37013.

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

Davidson County DEEDWARR
Recvd: 01/14/05 14:50 2 pgs
Fees:13.00 Taxes:140.60

20050114-0005497

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 January, 2005

OCTOBER WOODS, G.P.,
A TENNESSEE GENERAL PARTNERSHIP

By: _____
STACY J. CARTER, AUTHORIZED AGENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **STACY J. CARTER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon HER oath acknowledged HERSELF to be the AUTHORIZED AGENT of **OCTOBER WOODS, G.P.,** the within named bargainor(s), a Tennessee GENERAL PARTNERSHIP, and that SHE as such AUTHORIZED AGENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the GENERAL PARTNERSHIP by HERSELF as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of January, 2005.

My Commission Expires: 03/31/07

_____
Notary Public