File #200590189

Davidson County DEEDWARR
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Fees:13.00 Taxes:111.00

20050301-0022294

LYNN F. VAUGHT COMMISSION EXP. Notary Public At Large 02-20-2007 RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00.

Bethany Doss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2005.

Lynn F. Vaught
Notary Public

MY COMMISSION EXPIRES: 2-20-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thoroughbred Construction, LLC	SAME	Map: P/O-150-144.00
(NAME) Post Office Box 752	(NAME)	
(ADDRESS) Murfreesboro, TN 37133	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MT. VIEW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **THOROUGHBRED CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the GRANTEE, its successors 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 all of Lot No. 21, on the Final Plat, Tru-Long Acres, as shown by plat appearing of record in Instrument No. 20040702-0079028, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the same property conveyed to Mt. View, LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated March 13, 2002 of record in Instrument No. 20020313-0031766, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20040818-0100034 and Instrument No. 20041209-0146798; Charter for Homeowners' Association of record in Instrument No. 20040818-0100033; Quitclaim Deed to Homeowners' Association for common area of record in Instrument No. 20040827-0103988; Storm Water Detention Agreement of record in Instrument No. 20040317-0030287; all matters shown on plat of record in Instrument No. 20040702-0079028; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved (X)

This is improved ( ) property, known as Lot 21, Tru-Long Acres, Antioch, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and Grantor covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 our hands this 23rd day of February, 2005.

Mt. View, LLC

BY: _____

Saeed Sassan, Chief Manager

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Saeed Sassan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Mt. View, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal, this 23rd day of February, 2005.

Marilyn Painter

Notary Public

My Commission Expires: 1-20-09

(SEAL)

MARILYN PAINTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Mail After Recording To:

Southern Title Services
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129