(1)

Map and Parcel 128-16-0-A-064.00CO & 065.00CO

This Instrument Was Prepared By:
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Send Tax Bills To New Owner:
Alex Silver & Alina Kozyutynska
709 Murfreesboro Road
Nashville, TN 37210

Davidson County DEEDWARR
Recvd: 03/28/05 10:56 2 pg
Fees:13.00 Taxes:203.50
20050328-0032639

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 ALEX SILVER AND WIFE, ALINA KOZYUTYNSKA, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

Being Lots Nos. 64 and 65 on the Plan of Still Spring Hollow Subdivision, Phase I, Section 3, of record in Book 9700, page 484, 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 deed of record in Book 7907, page 635, 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 Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees 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. Subject to matters shown on the Boundary Plat of Still Spring Hollow of record in Book 6900, page 991 and 992, Register's Office of Davidson County, Tennessee.

2. Subject to matters shown on the plan of Section 3, Phase 1, Still Spring Hollow of record in Book 9700, page 484, Register's Office of Davidson County, Tennessee.

3. Restrictive covenants contained in instruments of record in Book 7963, page 400 and Book 8179, page 464, Register's Office of Davidson County, Tennessee.

4. By-Laws of Still Spring Hollow Owners Association of record in Book 8294, page 40, Register's Office of Davidson County, Tennessee.

5. Charter of Still Spring Hollow Owners Association of record in Book 7930, page 909, Register's Office of Davidson County, Tennessee.

6. Public utilities easement granted to Harpeth Valley Utility District of record in Book 9740, page 971, Register's Office of Davidson County, Tennessee.

7. Taxes for 2005 and future years which shall be the obligation of Grantees.

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 Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 24th day of March, 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 24th day of March, 2005.

Gail P. Luttrell
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 $55,000.00 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 24th day of March, 2005.

Gail P. Luttrell
NOTARY PUBLIC

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

My Commission Expires: 4-16-2006