Davidson County DEEDWARR
Recvd: 04/27/05 10:57 2 pgs
Fees:13.00 Taxes:843.03

20050427-0046816

File #200590347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,845.62.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-20-07

(AFFIX SEAL)

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

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
Greenvale Construction, LLC	SAME	Map: PO 163-00-0-376.00
(NAME) 1418 Kensington Sq. Ct. Bldg. A	(NAME)	(Units 191-195)
(ADDRESS) Murfreesboro, TN 37130	(ADDRESS)	163-05-OB-149.00 CO (Unit 153) 163-05-OB-150.00 CO (Unit 154) 163-05-OB-151.00 CO (Unit 155) 163-05-OB-152.00 CO (Unit 156)
(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, **VASTLAND/EATHERLY/MCCLUNG, DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **GREENVALE 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:

Tract I

Land in Davidson County, Tennessee, being all of Unit Nos. 153, 154, 155, and 156, on the Plan of Exhibit "A-1", Master Deed Lot Layout, (Private Element), Phase IV, Mill Park, (formerly Hickory Hollow Townhomes), as shown in Instrument No. 20031117-0167241, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said units.

Tract II

Land in Davidson County, Tennessee, being all of Unit Nos. 191, 192, 193, 194, and 195, on the Plan of Exhibit "A", Master Deed Lot Layout, (Private Element), Phase V, Mill Park, (formerly Hickory Hollow Townhomes), as shown in Instrument No. 20050131-0011265, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said units.

Being part of the same property conveyed to Vastland/Eatherly/McClung, Development, LLC, a Tennessee limited liability company by Warranty Deed dated September 5, 1997 of record in Book 10638, Page 354, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Tract I

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 10719, Page 425, Book 11167, Page 757, and Instrument No. 20031117-0167241; Amendment to By-Laws of record in Book 11167, Page 759; Charter for Homeowners' Association of record in Book 10719, Page 419; Easement to BellSouth Telecommunications of record in Book 11378, Page 991; Storm Water Detention Agreement of record in Book 10506, Page 278; All matters on the Boundary Plat of record in Book 9700, Page 538; all matters shown of record in Instrument No. 20031117-0167241; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Tract II

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 10719, Page 425, Book 11167, Page 757, as amended to Annex Phase V (Five) of record in Instrument No. 20050131-0011265; Amendment to By-Laws of record in Book 11167, Page 759; Charter for Homeowners' Association of record in Book 10719, Page 419; Storm Water Detention Agreement of record in Book 10506, Page 278; All matters on the Boundary Plat of record in Book 9700, Page 538; Easement to BellSouth Telecommunications of record in Book 11378, Page 991; Quitclaim Deed to Homeowners' Association of for common areas of record in Book 11221, Page 249; all matters shown of record in Instrument No. 20050131-0011265; 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 Units 153-156 and 191-195, Mill Park, Antioch, TN 37013

(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 14th day of April, 2005.

Vastland/Eatherly/McClung Development, LLC

BY: _____

Mark H. McClung, Chief Manager

MARK

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Mack Mark H. McClung, 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 Vastland/Eatherly/McClung, Development, LLC, a Tennessee limited liability company, 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 14th day of April, 2005.

_____

Notary Public

My Commission Expires: _____

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

(SEAL)

Mail After Recording To:

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