Davidson County DEEDWARR
Recvd: 06/22/05 09:37 2 pg:
Fees:13.00 Taxes:133.20
20050622-0071394

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of June, 2005.

SUSAN FINCH STATE OF TENNESSEE NOTARY PUBLIC MURRY COUNTY, TENN.

Notary Public

My Commission Expires 3/29/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Equity Development Partners, LLC
Lot 307, Cambridge Forrest
Nashville, TN

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
149-15-0-A-264

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Danco Property Investments, LLC** hereinafter referred to as Grantors, hereby transfers and conveys to **Equity Development Partners, LLC** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Situate in the Nineteenth (19) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 307 of the Cambridge Forest Planned Unit Development, Phase 3, as shown by a map of record in Instrument No. 20010628-0068483 in the Davidson County, Tennessee Register of Deeds office.

Included herewith is an undivided interest in the planned unit development common area.

Being a portion of the same property conveyed to Danco Property Investments, L.L.C. by instrument of record in Book 11680, at page 863 in the Davidson County, Tennessee Register's of Deeds office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument #200106280068483 and amended by #200205030054630, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8047, Page 243, Book 8206, page 305, and Instrument 200202210022797, Register's Office for Davidson County, Tennessee.

Easement of record in Book 1207, page 529, Book 1147, page 148, Book 6881, page 320, Book 7453, page 445, Book 8795, page 158, Book 7632, page 962, Instrument 200102020010454, Book 10805, page 497, Register's Office for &*V28& County, Tennessee.

ByLaws of record in Instrument #200202210022798, Register's Office for Davidson County, Tennessee.

Homeowners matters of record in Book 10343, page 769 and Instrument # 200202210022798, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as Lot 307, Cambridge Forest, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs 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 my hand this 1st day of June, 2005.

Danco Property Investments, LLC

By: Preston Black
Its: General Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Preston Black, with whom I am personally acquainted and who upon his oath acknowledged himself to be the ~~Chief Manager~~ Designated Representative of the limited liability company and that he as such ~~Chief Manager~~ Designated Representative being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by the said Preston Black, as such ~~Chief Manager~~ Designated Representative.

Witness my hand and official seal this 1st day of June, 2005.

Notary Public

My Commission Expires: 10-12-08

JACKSON M. WELCH, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
EXPIRES: OCTOBER 12, 2008

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