FILE BOX 45

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/05 13:01 2 pgs
Fees:13.00 Taxes:890.17
20050718-0083152

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,587.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2005

Notary Public:

MY COMMISSION EXPIRES: 11/24/09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Susan Young | NEW OWNER | Map 85 |
| 332 Riverstone Blvd. | | Group 14-0-A |
| Nashville, TN 37214 | | Parcel 332 CO |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Caliber Development Group, L.P.**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Susan Young and husband, Clarence Young**

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit No. 1, on the Plan of Riverstone Condominiums, Phase Two, of record in Instrument 20010814-0087503, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Caliber Development Group, L.P. by deed from Riley, Russell, Cahn & Associates of record in Book 10467, Page 32, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6998, Page 839; Book 7245, Page 211; Book 11016, Page 159; Book 6998, Page 868; Book 7245, Page 250, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20010814-0087503, said Register's Office; (3) Sanitary Sewer Easements of record in Book 4786, Page 789 and Book 5166, Page 820, said Register's Office; (4) Storm Water Detention Agreement of record in Book 11016, Page 153, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 332 Riverstone Blvd., Nashville, TN 37214

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 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 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 15th day of July, 2005.

Caliber Development Group, L.P.

BY: Keith W. Abrams

Keith W. Abrams, Limited Partner

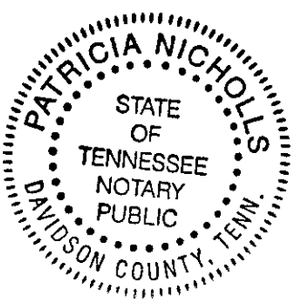
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Keith W. Abrams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Limited Partner respectively of Caliber Development Group, L.P. the within named bargainer, and limited partnership, and that he, as such Limited Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said Keith W. Abrams as such Limited Partner.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 15th day of July, 2005.

My Commission Expires: 01/24/09

Notary Public




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