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Davidson County DEEDWARR
Recvd: 08/24/05 15:51 2 pg:
Fees:13.00 Taxes:1446.70

20050824-0101238

This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 391,000.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2005.

Notary Public

My Commission Expires: 1/28/06

LINDA TURNER RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 28, 2006

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
W. Hugh Nelson Builders, LLC. 201 Gillespie Drive Franklin, Tennessee 37067	SAME	130-13-A 18.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jardin de Belle Development, LLC., a North Carolina Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **W. Hugh Nelson Builders, LLC.**, a Limited Liability Company, hereinafter called the Grantee, its heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 17 on the Plan of Jardin de Belle Subdivision, a Planned Unit Development, of record in Instrument No.20050822-0099470, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Jardin de Belle Development, LLC., a North Carolina Limited Liability Company by Quitclaim Deed from Tarragon Realty Investors, Inc., dated September 1, 2004 and filed of record in Instrument No.20040909-0108875, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2005 County Taxes a lien, not yet due and payable;

2. Plan of record in Instrument No.20050822-0099470, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants as of record in Instrument No.20050819-0099255, Register's Office for Davidson County, Tennessee.

4. Subject to Right of Way for Maybelle Lane.

5. Subject to Right of Way for Forest Park Drive.

6. Subject to all matters on Plan of record in Plat Book 2083, Page 97, Register's Office for said County.

7. Subject to Restrictive Covenants of record in Book 2281, Page 254, Register's Office for said County.

8. Subject to Stormwater Detention Agreement of record in Instrument No.20040927-0116111, Register's Office for said County.

9. Subject to Charter for Jardin de Belle Owner's Association of record in Instrument No.20050714-0081980, Register's Office for Davidson County, Tennessee.

10. Subject to Rights of others in and to the common areas/elements.

This is a parcel of land known as: Lot 17 on the Plan of Jardin de Belle Subdivision, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of August, 2005.

JARDIN de BELLE DEVELOPMENT, LLC.

T Chad White

By: Special Vice-President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named T. Chad White, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Special Vice-Pres. of Jardin de Belle Development, LLC., the bargainor, a North Carolina Limited Liability Company, and that he as such Special Vice-Pres being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the North Carolina Corporation by himself as such Special Vice-President.

WITNESS my hand and official seal at Nashville, Tennessee, on this 24th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 3.6.06