WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/05 15:33 3 pgs
Fees:18.00 Taxes:2312.50

20050919-0112504

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GRBATER, FOR THIS TRANSFER IS $ 625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
DAY OF September 2005

Notary Public

MY COMMISSION EXPIRES: April 7, 2007
(AFFIX SEAL)

Laura M. Moore
State of Tennessee
Notary Public
Summer County

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. White (NAME)	same (NAME)	MAP 131-30
201 Lone Oak Village Way (ADDRESS)	(ADDRESS)	PARCEL 1CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Lone Oak Village Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David J. White, a single man

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 Lot No. 1 on the Final Plat of Lone Oak Village, a residential Planned Unit Development, of record in Plat Instrument No. 20041216-0149685, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being part of the same property conveyed to Lone Oak Village Partnership by deed from William J. Derra and wife, Debra R. Derra of record in Instrument No. 20040819-0100257, and from Gary W. Bergin and wife, Patricia K. Cowan of record in Instrument No. 20040819-0100258, Register's Office for Davidson County, TN.

Grantor further grants to the Grantee, their invitees, successors and assigns, a permanent and perpetual exclusive easement to use the area on Lot 2 as outdoor living space, for the benefit of Lot 1, as shown on the survey attach hereto as Exhibit "A." However, the owner of Lot 2 shall have the right to enter said area temporarily to repair or maintain its building.

This conveyance is subject to any and all existing easements of record affecting the property conveyed hereby, and to all matters shown on the plan of record in Instrument No. 20041216-0149685, said Register's Office.

CONTINUED

This is unimproved ( ) improved (X) property, known as 201 Lone Oak Village Way, Nashville, TN 37215
(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 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 14th day of September 2005

Lone Oak Village Partnership
By: Eric L. Aldredge, General Partner
Eric Aldredge, General Partner

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Eric Alldredge and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the General Partner and _____ respectively of the Lone Oak Village Partnership the within named bargainor, and corporation, and that he as such General Partner and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Eric Alldredge as such General Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN 37211 on this the _____ day of September 2005.

My commission expires 1/24/09

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

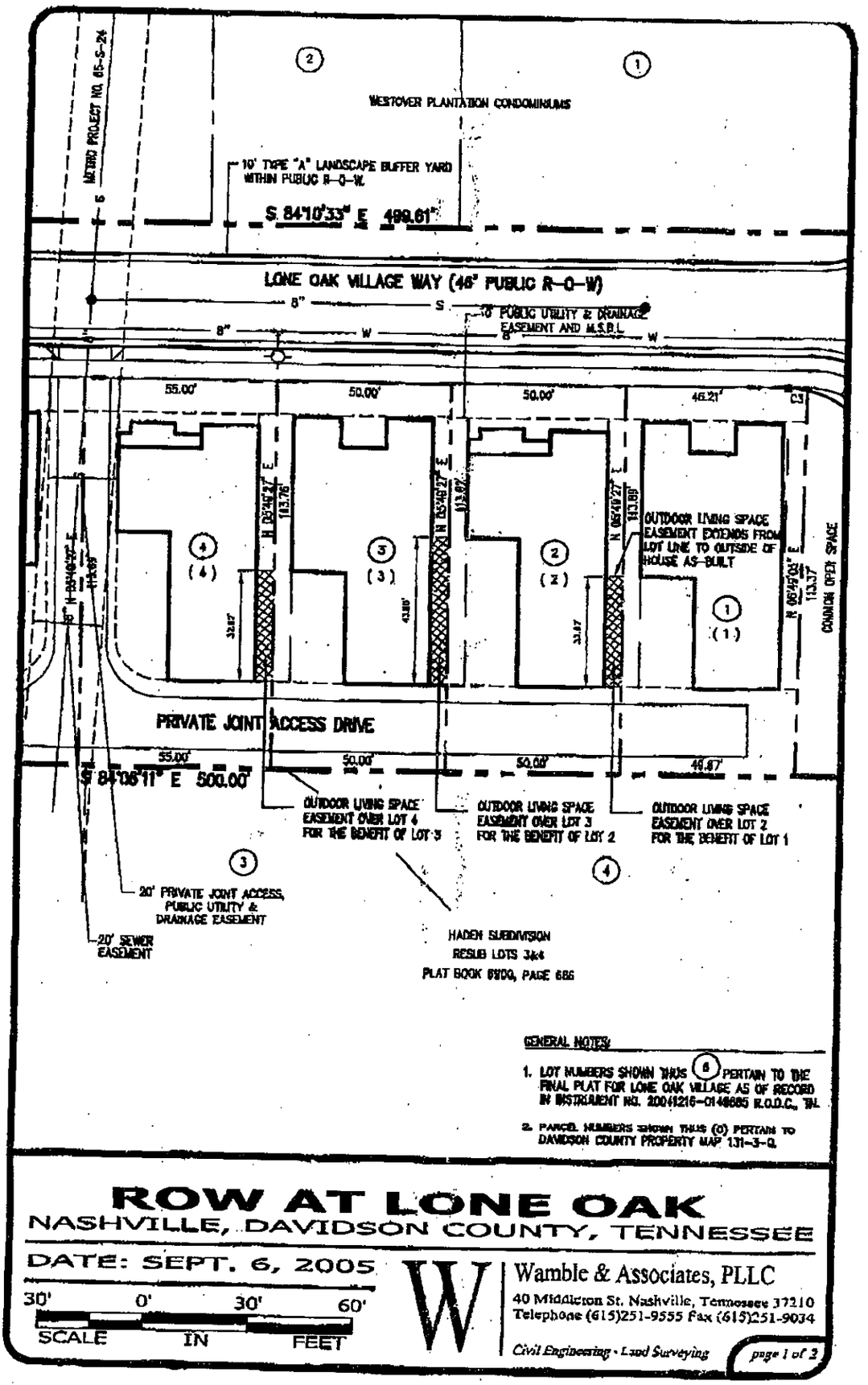
LEGAL DESCRIPTION CONTINUATION

Subject to Landscape Agreement of record in Instrument No. 20041217-0150289 and Storm Water Detention Agreement of record in Instrument No. 20040928-0116788, said Register's Office.

Taxes for the year 2005 are prorated and assumed by the Grantee herein.

This conveyance is subject to Restrictive Covenants applying to Row at Lone Oak as shown of record in Instrument No. 20050914-0110696, Register's Office for said County.

EXHIBIT "A"



GENERAL NOTES:

1. LOT NUMBERS SHOWN THUS (6) PERTAIN TO THE FINAL PLAT FOR LONE OAK VILLAGE AS OF RECORD IN INSTRUMENT NO. 20041216-0146685 R.O.D.C., TN.
2. PARCEL NUMBERS SHOWN THUS (0) PERTAIN TO DAVIDSON COUNTY PROPERTY MAP 131-3-Q.

ROW AT LONE OAK

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE: SEPT. 6, 2005

30' 0' 30' 60'

SCALE IN FEET

Wamble & Associates, PLLC
40 Middleton St. Nashville, Tennessee 37210
Telephone (615)251-9555 Fax (615)251-9034
Civil Engineering · Land Surveying