Davidson County DEEDWARR
Recvd: 01/18/06 10:42 3 pgs
Fees:18.00 Taxes:832.50
20060118-0006588

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of January, 2006.

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:
Hannah Builders, G.P.
7516 Hwy. 70 South
Nashville, TN 37221

Send Tax Bills To:
SAME

Map-Parcel Number:
117-13-OB 174.00CO
USD 04267

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD H. KNIGHT, JR., AND WIFE, LINDA W. KNIGHT**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HANNAH BUILDERS, G.P.,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1010 on the Plan of Abbottsford, Phase 2, a planned unit development, of record as Instrument No. 20010501-0044874, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard H. Knight, Jr., and wife, Linda W. Knight by deed from Landstar Development, LLC, a Tennessee limited liability company, of record as Instrument No. 20010518-0051883, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Restrictive Covenants for Abbottsford of record in Book 6537, page 303, Register's Office for Davidson County, Tennessee.

2. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford Homeowners Associates, Inc., of record in Book 8106, page 1; as amended in Book 8627, page 254 and by Instruments of record in Book 9381, page 876; Book 10458, page 810 and Instrument No. 20010330-0030930, Register's Office for Davidson County, Tennessee.

3. Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford, of record in Instrument No. 20010502-0045152, as re-recorded as Instrument No. 20010514-0049648, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Instrument No. 20010501-0044874, Register's Office for said County.

This is unimproved property known as 1010 Greenwich Park, Nashville, TN 37215.

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, it successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs 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 person whomsoever.

WITNESS my hand this 17th day of January, 2006.

Richard H. Knight, Jr.

Linda W. Knight

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD H. KNIGHT, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of January, 2006.

Notary Public

My Commission Expires: 1/28/06

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDA W. KNIGHT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of January, 2006.

Linda Turner Knight

Notary Public

My Commission Expires: 1/28/06

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