19436-40

BOX #14A

WARRANTY DEED

State of Tennessee
County of Davidson

G#19436-40

The actual consideration or value, whichever is greater, for this transfer is **$153,089.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2006.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/02/06 08:39 2 pgs
Fees:13.00 Taxes:566.43
20060202-0012762

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
4-B Properties Tennessee, L.L.C.	**NEW OWNER**	**Map 062-2B Parcel 081.00CO**
236 Main Street	**2387 F Road**	
Uniontown, KY 42461	**Grand Junction, CO 81505**	

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,

Accessible Neighborhood Homes, LLC, a Kansas limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

4-B Properties Tennessee, L.L.C., a Kentucky limited liability company

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:

Land in Davidson County, Tennessee, being Lot No. 242 on the Plan of Abbington Park, Phase One, Section Two, a Planned Unit Development, as of record in Instrument No.20030922-0139712 and in Instrument No. 20031006-0146904, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Accessible Neighborhood Homes, LLC, a Kansas limited liability company by deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, of record in Instrument No. 20040316-0029837, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20030213-0020075, Instrument No. 20040401-0036606, and in Instrument No. 20041217-0149936, and By-Laws of record in Instrument No. 20030303-0027406, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X__) Unimproved (____) property, known as **2820 Paddle Wheel Drive, Hermitage, TN 37076**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 31st day of January, 2006.

Accessible Neighborhood Homes, LLC, a Kansas limited liability company

By: _____

Sean R. Miller, Managing Member

STATE OF MISSOURI)
COUNTY OF Jackson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Sean R. Miller, Managing Member** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Managing Member** of **Accessible Neighborhood Homes, LLC, a Kansas limited liability company,** the within named bargainor, a ~~Tennessee~~ limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Sean R. Miller** as **Managing Member.**

Witness my hand, at office at Kansas City, Missouri, this **31st** day of **January, 2006.**

Mary S. Wilcox

Notary Public

My Commission Expires: 1-15-2010

MARY S. WILCOX
Notary Public- Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Jan 15, 2010
Comm #06440397