6043

LDC
740393

BOOK 6792 PAGE 147

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Sterling Construction Corp. 6528 BROWNLEE DRIVE NASHVILLE, TN 37205	FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION 401 UNION NASHVILLE, TN 37219	Part of 128 - 94.00

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, CD Interests, a Texas general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Sterling Construction Corp., a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the Plan of Record in Book 6250, page 437, Register's Office for Davidson County, Tennessee, including easements and setback lines as shown thereon.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me this 25th day of February, 1986.

Notary Public
My Commission Expires:
My Commission Expires JAN. 18, 1987

NOTARY PUBLIC AT LARGE STATE OF TEN

3. Declaration of Covenants of record in Book 6354, page 973, said Register's Office.

4. Storm Water Detention Agreement between Williamsburg Village, Ltd. and the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6486, page 92, said Register's Office.

5. Electrical Transmission lines of record in Book 2746, page 216 and 3762, page 350, said Register's Office.

This is unimproved property.

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, Grantee's successors and assigns, forever.

And Grantor does covenant with the 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 set forth hereinabove.

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of February, 1986.

CD INTERESTS, a Texas general partnership

By: _____
Chris Richardson, general partner

By: _____
Don Jones, general partner

7.9 2 4.8.

IDENTIFICATION REFERENCE

FEB 28 1 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF Texas

COUNTY OF Harris

Before me, Joyce L. Burkett, a Notary Public of the state and county aforesaid, personally appeared Chris Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of CD Interests, a Texas general partnership, the within named bargainor, and that he as such general partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as general partner.

WITNESS my hand and seal, this 12 day of Feb., 1986.

NOTARY PUBLIC STATE OF TEXAS

Joyce L. Burkett
Notary Public

My Commission Expires: 5/25/87

STATE OF Texas

COUNTY OF Harris

Before me, Joyce L. Burkett a Notary Public of the state and county aforesaid, personally appeared Don Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of CD Interests, a Texas general partnership, the within named bargainor, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 12 day of Feb., 1986.

NOTARY PUBLIC STATE OF TEXAS

Joyce L. Burkett
Notary Public

My Commission Expires: 5/25/87

EXHIBIT A

Land in Davidson County, Tennessee, being Lots 1, 2, 3, 4, 5 and 6 of Williamsburg Village, Phase V, of record in Plat Book 6250, Page 437, Register's Office for said County, to which Plan reference is hereby made for more complete description of said Lots.

BEING part of the same property conveyed to CD Interests, a Texas general partnership, by Quitclaim Deed from Williamsburg Village, Ltd., of record in Book 6618, Page 746, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6792 PG 151

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

125000.00- CAMT.
325.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 337.50-
B555A02/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7924 8

IDENTIFICATION REFERENCE

FEB 28 1 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 222992