23

| Address New Owner: | Send Tax Bills To: | Map/Parcel |
|---|---|---|
| Centex Homes Corporation<br>105 Bonnabrook Dr.<br>Suite 200<br>Hermitage, TN 37076 | Same | Map 135-14-A<br>Par 55+56 |

WARRANTY DEED

FOR AND IN CONSIDERATION 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, Concept-F.H.C. Joint Venture, a joint venture composed of Concept Properties and Development, Inc. and F.H.C., Inc., hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said Centex Homes Corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 55 and 56 on the Plan of Pinnacle Point Subdivision, Phase II, of record in Book 6900, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Concept-F.H.C. Joint Venture, a joint venture composed of Concept Properties and Development, Inc. and F.H.C., Inc. by deed from Concept-Flagg Joint Venture of record in Book 6936, Page 238, Register's Office for Davidson County, Tennessee.

This lot is part of a Planned Unit Development and is conveyed subject to Master Deed, Declaration of Covenants and Restrictions, By-Laws of Pinnacle Point Homeowners Association, all as made, provided and set out in an instrument of record in Book 7032, Page 730 through 777, both inclusive, said Register's Office, Articles of Incorporation of Pinnacle Point Homeowners Association of record in Book 7058, Page 234 through 239, both inclusive, said Register's Office, the Plan of record in Book 6900, Page 140, said Register's Office, Restrictive Covenants of record in Book 6405, Page 169, said Register's Office, and to all applicable local government planning, building and zoning regulations.

This is un-improved property.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever.

AND GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate, in fee simple, that it has a good and valid right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind itself, its heirs, successors and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

77559

IDENTIFICATION

Dec 30 11 02 AM '86

DAVIDSON COUNTY, TN

Whenever 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 on this 11th day of December, 19 86.

CONCEPT-F.H.C. JOINT VENTURE

By: Concept Properties and Development, Inc., Joint Venturer

By: Franklin D.R. Ellwood
President

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 33,500.00.

David Coleman
AFFIANT

Sworn to and subscribed before me this 11th day of December, 1986.

Linda Worden
NOTARY PUBLIC

My commission expires: 4/17/88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Franklin D. R. Ellwood, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of the Concept Properties and Development, Inc., a corporation, and that said corporation is a joint venturer of Concept-F.H.C. Joint Venture, a joint venture, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as a joint venturer, by himself as President.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of December, 1986.

Linda Worden
NOTARY PUBLIC

My commission expires: 4/17/88.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

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

RECEIVED OF _____

FOR _____

BOOK 7085 PAGE 216

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

[illegible] CASH
[illegible] STAX
[illegible]
[illegible]
[illegible]
[illegible] 12/30/86 [illegible]

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

7 7 5 5 9

IDENTIFICATION REFERENCE

DEC 30 11 02 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27910