23

Address New Owner:	Send Tax Bills To:	Map/Parcel
Al Abutrab, etux	Same	Map 135-14-A
Rt #2		Par 4,5,6+7
Bethpage, TN. 37022		

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 Al Abutrab and wife, Bertie Abutrab, hereinafter called the Grantees, their heirs 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. 4, 5, 6 and 7 on the Plan of Pinnacle Point Subdivision, Phase I, of record in Book 6900, Page 116, 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 116, said Register's Office, Restrictive Covenants of record in Book 6405, Page 169, said Register's Office, Storm Water Detention Agreement of record in Book 6594, Page 983, said Register's Office, Sewer Easement of record in Book 6825, Page 683, said Register's Office, Easement to South Central Bell of record in Book 6803, Page 287, said Register's Office, Easement to CRC Equities of record in Book _____, Page _____, said Register's Office, Quitclaim deed with right of easement of record in Book 6865, Page 17, said Register's Office, Storm Water Detention Joint Maintenance Agreement of record in Book 6865, Page 79, said Register's Office, Concept-F.H.C. Joint Venture Agreement of record in Book 6936, Page 225, said Register's Office, Certificate of Correction of Acknowledgment and Oath of record in Book 7065, Page 959, said Register's Office, Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 7067, Page 739, 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.

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 31st day of December, 19 86.

CONCEPT-F.H.C. JOINT VENTURE

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

By: Franklin D.R. Ellwood
Franklin D.R. Ellwood
President

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 57,142.84.

AFFIANT

Sworn to and subscribed before me this 31st day of December, 1986.

NOTARY PUBLIC

My commission expires: 5/13/89.

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 31st day of December, 19 86.

NOTARY PUBLIC

My commission expires: 5/13/89.

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

8046

IDENTIFICATION REFERENCE

JAN 7 9 13 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7098 PAGE 669

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

57140.34- CONT.
159.00 CSTAX
.50 PREE
6.00 WDE
CHECK 165.38-
5944AB1/07/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80846

IDENTIFICATION REFERENCE

JAN 7 9 13 AM '87

FELIX Z. WILSON ET REGISTER
DAVIDSON COUNTY, TN

No31565