BOOK 7232 PAGE 342

FORM NO. WD-1

28

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,990.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 19 87

Notary Public

MY COMMISSION EXPIRES: May 13, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Nella Schneider Hunt, Attorney, 222 Third Avenue, North - Nashville, TN 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS L. CHENEY, JR. (NAME)	NATIONWIDE LENDING GROUP, INC. (NAME)	86-7A-24
1232 JACKSONS VIEW ROAD (STREET ADDRESS OR ROUTE NUMBER)	1125 TROUP STREET (STREET ADDRESS)	
HERMITAGE, TENNESSEE 37076 (CITY) (STATE) (P.O. ZIP)	AUGUSTA, GEORGIA 30904 (CITY) (STATE) (ZIP)	

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, GEMCRAFT HOMES (TENNESSEE) INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS L. CHENEY, JR., AND WIFE, CATHY G. CHENEY

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. 24 on the Plan of Bret Ridge Subdivision, of record in Book 6900, page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Gemcraft Homes (Tennessee) Inc. by deed from Hardin Service Corporation, a Texas Corporation, of record in Book 7052, page 268, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(See attached marked Exhibit "A")

24563

MAP-PARCEL NUMBER IDENTIFICATION REFERENCE

MAY 11 1 27 PM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

improved XX
unimproved ( ) property, known as 1232 JACKSONS VIEW ROAD - HERMITAGE, TENNESSEE 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 hereon set out, and we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 8th day of May, 19 87

GEMCRAFT HOMES (TENNESSEE) INC.

By:
DAVID BRAUNSCHNEIDEL
CITY PROJECT MANAGER

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ATE OF TENNESSEE }
vidson County }

rsonally appeared before me, _____, a Notary Public in
d for said County and State, the within named _____

_____

_____

bargainor__ _____, with whom I am personally acquainted, (or proved to me on the basis
satisfactory evidence) and who acknowledged that _____executed the within
trument for the purposes therein contained.

tness my hand and official seal at _____, Tennessee, this _____
of _____, 19____.

mmission Expires_____ _____Notary Public

ATE OF TENNESSEE }
vidson County }

fore me, the undersigned a Notary Public in and for the State and
unty aforesaid, personally appeared DAVID BRAUNSCHNEIDEL

_____

_____

h whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath,
knowledged himself to be the City Project Manager
_____of the Gemcraft Homes (Tennessee) Inc.
orporation, and that he as such City Project Manager, executed the
egoing instrument for the purpose therein contained, by signing the name of the
poration by himself as City Project Manager.
tness my hand and official seal at Nashville, Tennessee, this 8th day of
May, 19 87.
Betty B. Lemmon Notary Public
mmission Expires May 13, 1990

WARRANTY DEED

FROM

TO

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT "A"

1. Electrical Permit Agreement with the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5625, page 287, Register's Office for Davidson County, Tennessee.

2. Sewer Easement granted to the First Suburban Water Utility District of Davidson County, Tennessee, of record in Book 5649, page 458, said Register's Office.

3. Declaration of covenants, conditions, liens, easements and restrictions, including but not limited to easements, assessments, and special assessments, charges and liens contained in instrument of record in Book 7030, page 527, amended in Book 7047, page 171, said Register's Office for Davidson County, Tennessee, and the By-Laws for Bret Ridge Homeowners Association, Inc., of record in Book 7030, page 542, said Register's Office.

4. The Plan of record in Book 6900, page 121, said Register's Office, shows an Owner's Certificate, certain notes, various minimum building setback lines from common areas and easements being part of a planned unit development.

5. Rights of others in and to the common elements of Bret Ridge Subdivision.

6. Surveyor's inspection report refers to an apparent encroachment of a fence from Lot No. 1 on Jackson's Retreat upon the subject property.

7. Subject to the lien for any unpaid assessments and/or special assessments affecting Bret Ridge Subdivision.

8. Waiver of Borrowers Rights, of record in Book 7170, page 554, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7232 PAGE 345

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			84990.00- CAMI.	
			238.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	247.50-
5689A05/11/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2456.3

IDENTIFICATION REFERENCE

MAY 11 1 27 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 80273