43

GENERAL WARRANTY DEED

BOOK 7284 PAGE 689

FROM:

OTTER WOOD, LTD., a Tennessee Limited Partnership

TO:

MICHAEL J. PHILBIN and wife, NANCY S. PHILBIN

This Instrument Prepared By:
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, TN 37201.

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
Mr. & Mrs. Michael J. Philbin 2303 Sterling Nash. TN. 37215	Metropolitan Federal Savings & Loan Assn. 230 4th Ave., N. Nashville, TN 37219	Map 158-4A Parcel 4

Send Tax bills to: Owner X
Mortgagee _____

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Otter Wood, Ltd., a Tennessee Limited Partnership ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Michael J. Philbin and wife, Nancy S. Philbin ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 3 on the Plan of Otter Wood, Section One of record in Book 6900, Page 331, R.O.D.C.

Said Lot No. 3 fronts 152.70 feet along the easterly margin of Annandale and runs back 277.66 feet on the northerly line and 292.90 feet on the southerly line to a dead line in the rear which measures 153.46 feet thereon.

Being part of the same property conveyed to Otter Wood, Ltd., a Tennessee Limited Partnership by Quitclaim Deed from CRC Equities, Inc., of record in Book 7152, Page 752, said Register's Office.

This is unimproved property known as 9 Annandale, Nashville, Davidson County, Tennessee 37215.

Said property is conveyed subject to 1987 taxes, a lien but not yet due and payable, which Grantor has agreed to pay, and the following matters:

Declaration of Protective Covenants, Conditions and Restrictions, for Otter Wood of record in Book 7260, Page 483, said Register's Office, and by easements, limitations, and conditions as shown on the said plan of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants

that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 1st day of July, 1987.

OTTER WOOD, LTD.

By: CRC Equities, Inc.,
General Partner

By: G.H. Christianson

Title: EVP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Peggy J. Shack, a Notary Public in and for the County and State aforesaid, personally appeared G.H. Christianson, 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 Executive Vice President of CRC Equities, Inc., a Tennessee corporation, which corporation is a general partner of Otterwood, Ltd., the within named bargainor, a limited partnership, and that he as such Executive Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of CRC Equities, Inc. as general partner on behalf of the limited partnership by himself as Executive Vice President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 1st day of July, 1987.

Peggy J. Shack
Notary Public

My Commission Expires: My Commission Expires MAR. 11, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $88,000.00.

Michael J. Ryan
Affiant

Sworn to and subscribed before me this 1st day of July, 1987.

Notary Public

My Commission Expires: 11-1-87.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.
JUL 1 2 10 PM '87

IDENTIFICATION REFERENCE

4.18.73

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

RECEIVED OF _____

FOR _____

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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

6650.00- CASH
248.00 STATE
.50 PREP
5.50 MTG TAX
CHECK 254.00-
5.24AU//01/87 REC .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.1.8.7.3

IDENTIFICATION REFERENCE

JUL 1 2 40 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99690