File Box 43

GENERAL WARRANTY DEED

BOOK 7600 PAGE 558

FROM:)
)
OTTER WOOD, LTD., a) This Instrument Prepared By:
Tennessee Limited Partnership) ADAMS, TAYLOR, PHILBIN,
) PIGUE & MARCHETTI
TO:) One Union Street
) Nashville, TN 37201
KARL A. KANITZ AND WIFE,)
SHARON R. KANITZ)

7432 07/15 0101 03CHECK 348.05

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
Karl A. Kanitz and wife, Sharon R. Kanitz 3112 Braintree Rd. Franklin, Tenn. 37064		Map #158-4-A Parcel #91 FH 26043

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 Karl A. Kanitz and wife, Sharon R. Kanitz, ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 91 on the plan of Revised Section Two, Otter Wood, of record in Plat Book 6900, Page 601, Register's Office for Davidson County, Tennessee.

Said Lot No. 91, which is a corner lot, fronts 103.09 feet on the westerly margin of St. Mellion and fronts 228.62 feet on the southerly margin of Park Meadows, said frontages being joined by a curve having a length of 29.39 feet, and extends back 280.0 feet on the southerly line and 220.0 feet on the westerly line to a point of intersection.

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 86 St. Mellion, Nashville, Davidson County, Tennessee 37215.

Said property is being conveyed subject to 1988 taxes, a lien but not yet due and payable and also 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 14th day of July, 1988.

OTTER WOOD, LTD.

By: CRC Equities, Inc.,
General Partner

By: G. H. Christianson II

Title: Ex. V.P.

49646

IDENTIFICATION REFERENCE

JUL 15 2 03 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kim H Hudson, a Notary Public in and for the County and State aforesaid, personally appeared G. H. Christianson, II, 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 Exec. 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 14th day of July, 1988.

Kim H Hudson
Notary Public

My Commission Expires: My Commission Expires March 3, 1992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

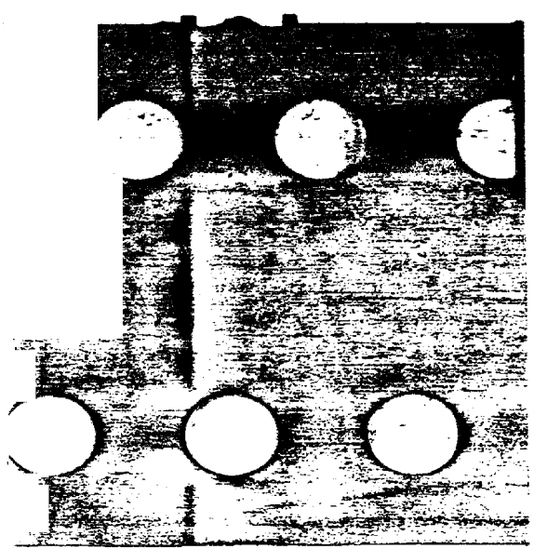
The actual consideration for this transfer or value of property conveyed (whichever is greater) is $ 103500.00

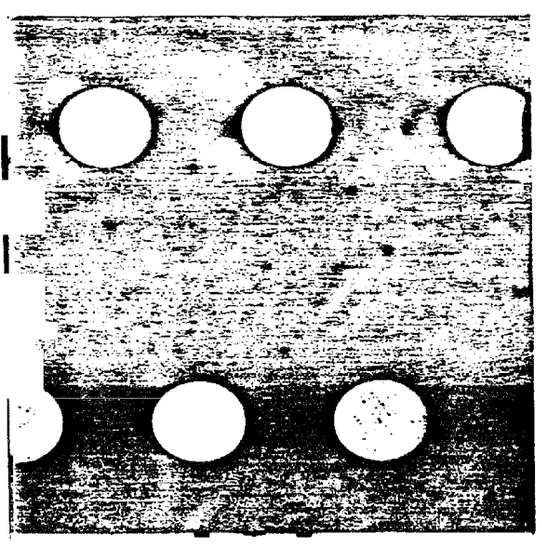
Affiant

Sworn to and subscribed before me this 12th day of July, 1988.

Notary Public

My Commission Expires: 10-9-91





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7600 PAGE 560

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 103500.00
CON TX 341.55
PRFEE 0.50
WDEED 6.00
TOTAL 348.05
CHECK 348.05

07/15/88 01 14:06 0001 7432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49646

IDENTIFICATION REFERENCE

JUL 15 2 03 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 113255