8162 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 7659 PAGE 628

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

0091 09/23 0101 03CHECK 547.70

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BELLE MEADE BUILDERS, INC. (NAME)	NEW OWNER (NAME)	Map 132-1-A
103 Matthew Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 20
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B.#16DA40499

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, DONALD J. MADSEN and wife, KRISTIN M. MADSEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BELLE MEADE BUILDERS, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 20 on the Plan of St. Andrews Place, as of record in Plat Book 6250, page 909, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald J. Madsen and wife, Kristin M. Madsen by deed from Belle Meade Builders, Inc. of record in Book 7100, page 516, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 6658, page 135; (3) Easements of record in Book 7175, page 840, Book 7175, Page 854 and Book 7342, page 549; (4) Storm Water Detention Agreement of record in Book 6737, page 867; (5) Charter of Incorporation of record in Book 6882, page 474; (6) Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 6856, page 843, amended in Book 7085, page 528; and (7) All matters appearing on the Plan of record in Plat Book 6250, page 909, said Register's Office.

7.0207

SEP 23 8 52 AM '88

unimproved ( )
This is improved(XX) property, known as 1004 St. Andrews Place, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of September, 1988

Donald J. Madsen
DONALD J. MADSEN

Kristin M. Madsen
KRISTIN M. MADSEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD J. MADSEN and wife, KRISTIN M. MADSEN

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 19th day of September, 1988.

My commission expires 3-11-91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September, 1988.

MY COMMISSION EXPIRES: 3-11-91 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

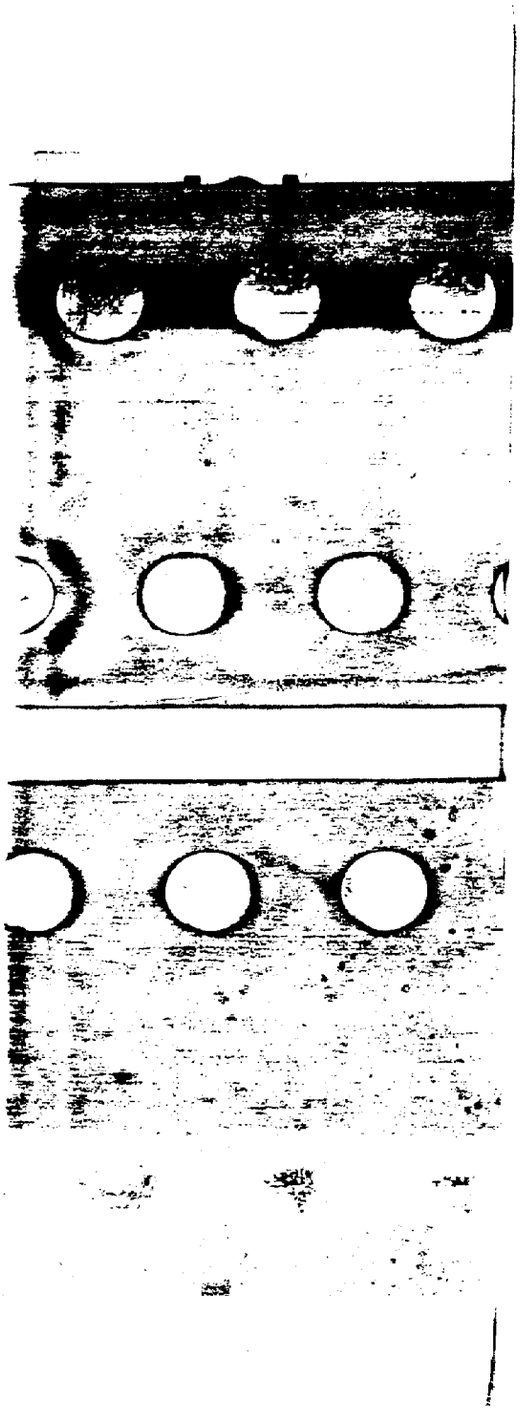
DONALD J. MADSEN and wife,
KRISTIN M. MADSEN

TO

BELLE MEADE BUILDERS, INC., a
Tennessee corporation

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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 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 164000.00
CON TX 541.20
PRFEE 0.50
WDEED 6.00
TOTAL ~~547.70~~
CHECK ~~547.70~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/23/88 01 08:55 0001 0091

70207

IDENTIFICATION REFERENCE

SEP 23 8 52 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 137075