36

FILE IN BOX #

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAP 33-6A PARCEL 13

The actual consideration or value, whichever is greater, for this transfer is $ 21,000.00 .

Affiant

Subscribed and sworn to before me this the 21st day of November, 1988.

My Commission Expires: 11/10/91

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, ATTYS., Suite 500, One Church Street Bldg., Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO - MORTGAGEE:
PAUL M. HOLLOWAY, ETUX	"NEW OWNERS"
(Name)	(Name)
1125 Hitt Lane	1125 Hitt Lane
(Street Address)	(Street Address)
Goodlettsville, Tennessee 37072	Goodlettsville, TN 37072
(City) (State) (Zip Code)	(City) (State) (Zip Code)

0101 03CHECK 75.80

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, ECHO HILL JOINT VENTURE, a Tennessee General Partnership, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto PAUL M. HOLLOWAY DBA HOLLOWAY CONSTRUCTION COMPANY, hereinafter called the "Grantee(s)", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Echo Hill Estates, a Planned Unit Development, Section Two, of record in Book 6900, Page 791, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

BEING part of the same property conveyed to Echo Hill Joint Venture, a Tennessee General Partnership, by Deed from Hubert L. Worrell, Jr., of record in Book 7489, Page 978, and corrected in Book 7526, Page 767; by Deed from Hubert L. Worrell, Jr., Trustee, of record in Book 7489, Page 982; and by Deed from L. H. Craig and wife, Dorothy J. Craig, of record in Book 7570, Page 706, Register's Office for Davidson County, Tennessee.

THE said Hubert Lee Worrell, III, being designated as the Managing Partner authorized to execute this instrument by the Amendment to the Partnership Agreement for Echo Hill Joint Venture, a Tennessee General Partnership, of record in Book 7699, Page 976, said Register's Office.

This is unimproved property, known as LOT NO. 1, ECHO HILL ESTATES, S/TWO, Goodlettsville, Tennessee 37072.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Echo Hill Estates; and including the requirement that all owners of lots in Echo Hill Estates to be members of the Echo Hill Homeowners' Association, subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is

secondary to any first mortgage all as contained in instruments executed by the Grantor and recorded in Book 7489, Page 988, and supplemented and amended by instrument of record in Book 7699, Page 949, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Taxes for the current year which have been prorated and have been paid by the Grantor herein.

3. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of open space common areas as shown on the Plan of Echo Hill Estates, of record as aforesaid.

4. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, or other common property, and the fee title to such common property (designated "Open Space Common Area" on the Plan of Echo Hill Estates, Section Two) is vested in Echo Hill Homeowners' Association, Inc., for the common enjoyment of all members of said Association, of record in Book 7704, Page 776, said Register's Office.

5. By-Laws of the Echo Hill Homeowners' Association, of record in Book 7495, Page 184, and Amendment and Supplement to the By-Laws, of record in Book 7699, Page 966, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns forever; and it does covenant with the said Grantee(s) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and it does further covenant and bind itself, its successors and/or assigns to warrant and forever defend the title to the said land to the said Grantee(s), 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.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 21st day of November, 1988.

ECHO HILL JOINT VENTURE,
A TENNESSEE GENERAL PARTNERSHIP

BY: _____
HUBERT LEE WORRELL, III,
Managing Partner

RECEIVED
DAVIDSON COUNTY TN
NOV 21 3 38 PM 88
REGISTER'S OFFICE

IDENTIFICATION REFERENCE

8.7.30 7.

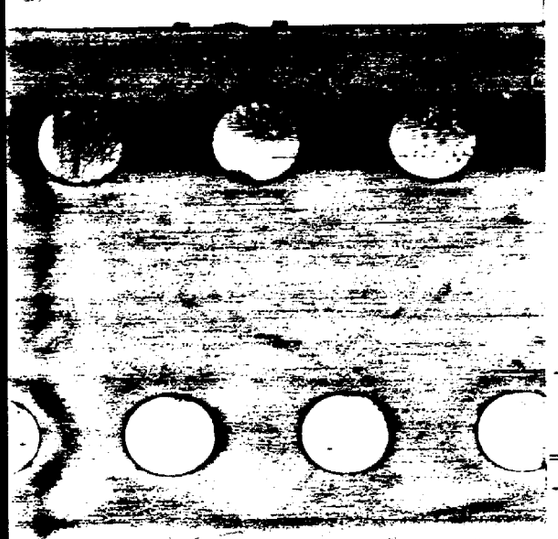
STATE OF TENNESSEE)
Davidson County)

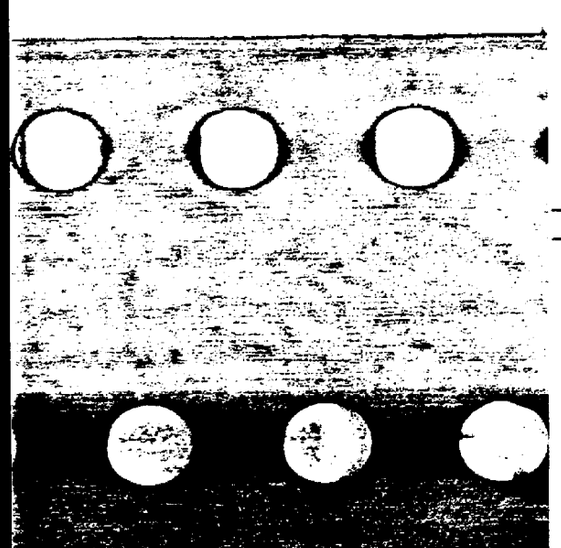
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared HUBERT LEE WORRELL, III, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner of ECHO HILL JOINT VENTURE, a Tennessee General Partnership, and that he as such Managing Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership by himself as such Managing Partner.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of November, 1988.

My Commission Expires: 11/10/91

_____
Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 7709 PAGE 13

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
				CAMT 21000.00
				CON TX 69.30
				PRFEE 0.50
				WDEED 6.00
				TOTAL 75.80
				CHECK 75.80
11/21/88	01			15:41 0001 9854

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.7.30 7.

IDENTIFICATION

Nov 21 3 39 PM '88

FELIX Z WILSON II REGIS
DAVIDSON COUNTY TN

No. 156389