# GENERAL WARRANTY DEED

BOOK 7745 PAGE 33

FROM:

OTTER WOOD, LTD., a Tennessee Limited Partnership )
)
TO: )
)
James W. Caden, Jr. and wife, Vonde C. Caden )
)
)

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

| Address New Owner(s) | Mortgagee | Map-Parcel Number(s) |
|---|---|---|
| James W. Caden, Jr. et ux<br>Vonde C. Caden<br>c/o CRC Equities<br>401 Elmington Ave.<br>Nashville, Tn. 37205 | | 158-4-A-109 CO |

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 James W. Caden, Jr. and his wife, Vonde C. Caden ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 51 on the plan of Section Three, Otter Wood of record in Plat Book 6900, Page 789, said Register's Office.

SAID Lot No. 51 fronts 43.72 feet on the southerly margin of Wynstone and extends back 391.03 feet on the easterly line and 557.47 feet on the westerly line to a broken line in the rear measuring 389.55 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 7087 , Page 499 , said Register's Office.

This is unimproved property known as 2 Wynstone, Nashville, Davidson County, Tennessee 37215.

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 Grantors have caused this Deed to be executed this 30th day of December, 19 88.

OTTER WOOD, LTD.

By: CRC Equities, Inc.,
General Partner

By: G. H. Christianson, II

Title: EXEC. V.P.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, 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 Exec. 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 Exec. Vice President

WITNESS my hand and seal at office in Nashville, Tennessee, this 30th day of December, 19 88.

Notary Public

My Commission Expires: 10-9-91

3584 01/05 0101 03CHECK 452.00

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $135,000.00.

Affiant

Sworn to and subscribed before me this 30th day of December, 19 88.

Notary Public

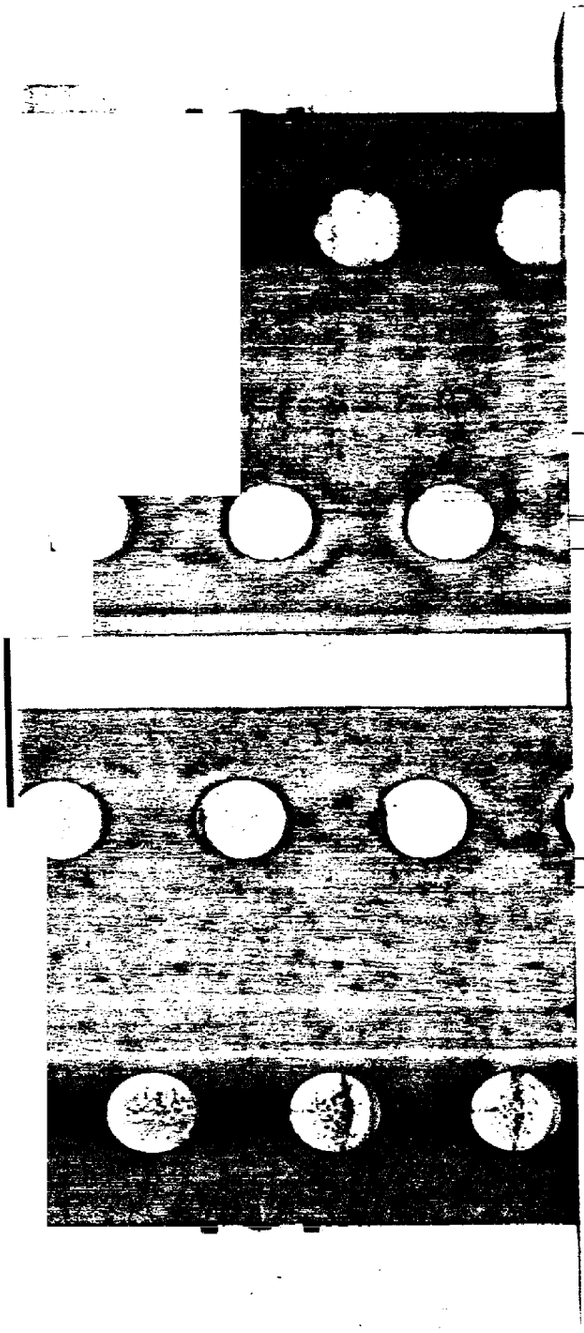
My Commission Expires: 10-9-91

99202

IDENTIFICATION REFERENCE

JAN 5 10 49 AM '89

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 7745 PAGE 35

| | | |
|---|---|---|
| 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 135000.00
CON TX 445.50
PRFEE 0.50
WDEED 6.00
TOTAL 452.00
CHECK 452.00

01/05/89 01 10:49 0001 3584

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

9 9 2 0 2

IDENTIFI REFERENCE

JAN 5 10 49 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170272