GENERAL WARRANTY DEED

BOOK 7775 PAGE 684

FROM:

OTTER WOOD, LTD., a Tennessee Limited Partnership

TO:

Edward W. Karrels

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

8542 02/21 0101 03CHECK 551.00

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
Edward W. Karrels 1307 Chickering Road Nashville, Tn. 37215		158-4-A-121CO

Send Tax bills to: Owner XX
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 Edward W. Karrels and wife, Marjorie C. Karrells ("Grantee"), his 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. 63 on the plan of Section Three, Otter Wood, of record in Plat Book 6900, Page 790, Register's Office for Davidson County, Tennessee.

Said Lot No. 63 fronts 36.5 feet on the easterly margin of Wynstone and extends back 440.00 feet on the northerly line and 514.86 feet on the southerly line to a broken line in the rear measuring 492.75 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 23 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 16th day of February, 19 89.

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 16th day of February, 19 89.

Anne Marie Burgess
Notary Public

My Commission Expires: 05/20/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $165,000.00.

Marjorie C. Harris
Affiant

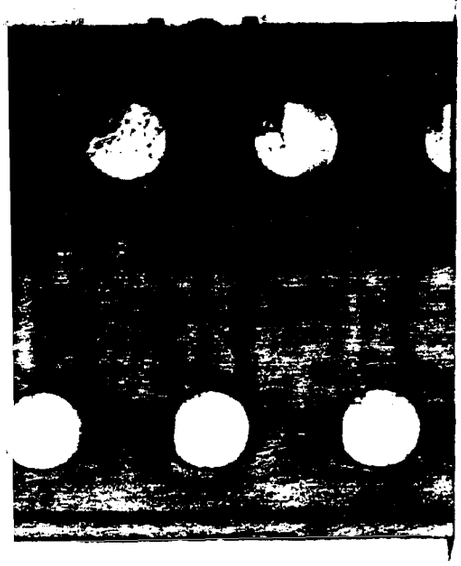
Sworn to and subscribed before me this 16th day of February, 1989.

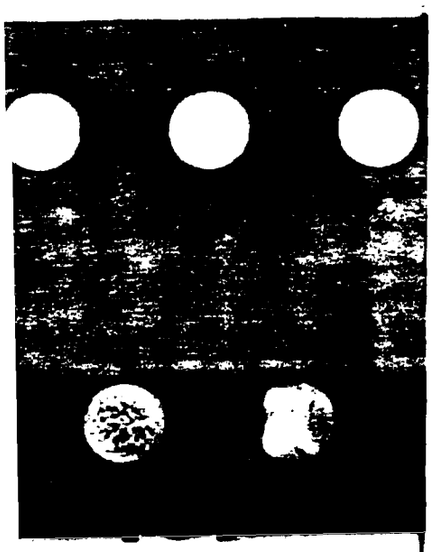
Sharon L. Davis
Notary Public

My Commission Expires: 10-9-91

10123

FEB 21 11 20 AM '89





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 165000.00
CON TX 544.50
PRFEE 0.50
WDEED 6.00
TOTAL 551.00
CHECK ~~551.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/21/89 01 11:22 0001 0542

10123

IDENTIFICATION REFERENCE

FEB 21 11 20 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 182995