Box 38 MJP

This Instrument Was Prepared By:
Hugh C. Howser, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 7776 PAGE 394

Address New Owner(s): Arthur C. Mann
Susan L. Mann
30 Abingdon Court
Brentwood, TN 37027

Send Tax Bills to: New Owner

Map: 159-1
Parcel: 42
Field Book:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, HOUND'S RUN, LTD., a Tennessee limited partnership (the "Grantor"), has this day bargained and sold, and does thereby transfer and convey to ARTHUR C. MANN and wife, SUSAN L. MANN, (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors, heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of February, 1989.

HOUND'S RUN, LTD.

By: DUKES & DUKES DEVELOPMENT CORPORATION, General Partner

By: Buddy R. Dukes
Buddy R. Dukes
Vice President

10430

FEB 21 2 51 PM '89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Buddy R. Dukes, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Dukes & Dukes Development Corporation, a corporation, which corporation is the general partner of Hound's Run, Ltd., the within named bargainor, a limited partnership, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the Dukes & Dukes Development Corporation as general partner on behalf of the limited partnership by himself as Vice President.

Witness my hand, at office, this 10th day of February, 1989.

Joan Patterson
Notary Public

My Commission Expires:

11-12-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $67,125.00.

Affiant

Subscribed and sworn to before me, this 13th day of February, 1989.

Joan Patterson
Notary Public

My Commission Expires:

11-12-89

EXHIBIT "A"

DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Hound's Run as of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the property conveyed to Hound's Run, Ltd., by deed from Dukes & Dukes Development Corporation of record in Book 7196, page 215, Register's Office for Davidson County, Tennessee.

8863 02/21 0101 03CHECK 233.93

MJP0210891

EXHIBIT "B"

TITLE EXCEPTIONS

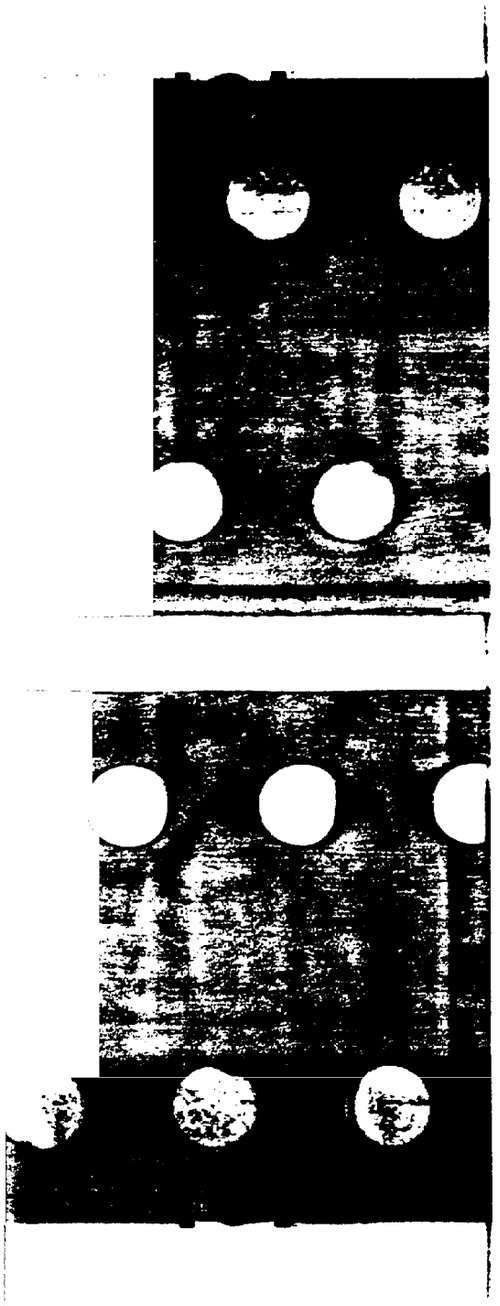
1. All matters appearing on the Plan of Hound's Run, of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee.

2. Declaration of Protective Covenants, Conditions and Restrictions for Hound's Run, of record in Book 7079, page 995, Register's Office for Davidson County, Tennessee.

3. 1989 property taxes which have been prorated and assumed by Grantee.

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 67025.00
CON TX 221.43
PRFEE 0.50
TDEED 12.00
ERR CO
~~TDEED 12.00-~~
WDEED 12.00
TOTAL 233.93
CHECK 233.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/21/89 01 14:53 0001 8863

10430

FEB 21 2 51 PM '89

No. 183312