BOOK 8002 PAGE 789 FORM NO. WD-1

6095
99-980554-0
Box 14

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,900.00

Thomas L. Woodard, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF December, 1989.

Notary Public

MY COMMISSION EXPIRES: 4/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas L. Woodard, Jr. (NAME)	Fidelity Federal Savings & Loan (NAME)	60-11-A-18
202 Greenbranch Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, WE, Craftech Homes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas L. Woodard, Jr., unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 18, Section Two, Pine Ridge, of record in Plat Book 6900, page 484, Register's Office for Davidson County, Tennessee.

Said Lot No. 18, fronts 27.40 feet on the westerly side of Greenbranch Court and runs back 99.05 feet on the southerly lot line and 119.15 feet on the northerly lot line to a line in the rear which measures 97.68 feet thereon.

Being the same property conveyed to Craftech Homes, a Tennessee partnership composed of Nelson C. Andrews, Carter Andrews, and Frank Andrews by deed from Carter Andrews as of record in Book 6991, page 179, said Register's Office.

This conveyance is made subject to the following:
The Plan of record in Book 6900, page 484, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Greenbranch Court, a 20 foot minimum building setback line from the rear lot line, a 5 foot minimum building setback line from the northerly and southerly lot line, public utility and drainage easement on the rear portion of lot, and a 2.5 x 50 foot anchor easement on the northerly rear corner.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7108, page 1, and Book 7396, page 837, By-Laws of record in Book 7108, page 22, said Register's Office.

*SEE REVERSE SIDE FOR CONTINUATION

This is unimproved (XX) improved ( ) property, known as 202 Greenbranch Court, Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seised 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness his hand this 7th day of December, 19 89

Craftech Homes
By: Carter Andrews Partner

BOOK 8002 PAGE 790

STATE OF TENNESSEE
Davidson County

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

_____

_____

the bargainor ____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Carter Andrews

_____

_____

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 partner

_____ of the ~~Craftech Homes~~

a corporation, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the ~~corporation~~ partnership by himself as partner.

Witness my hand and official seal at ~~Nashville~~, ~~Tenn.~~ this 7th day of ~~December~~, 19 ~~89~~.

John T. Cook Notary Public

Commission Expires 7/24/93

WARRANTY DEED

FROM

Craftech Homes

TO

Thomas L. Woodard, Jr., unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

*CONTINUATION
Easement for Sanitary Sewer and/or Storm Drainage as of record in Book 3984, page 723, said Register's Office.

Dedication of common areas to Pine Ridge Homeowners Association, Inc., of record in Book 7892, page 616, said Register's Office.

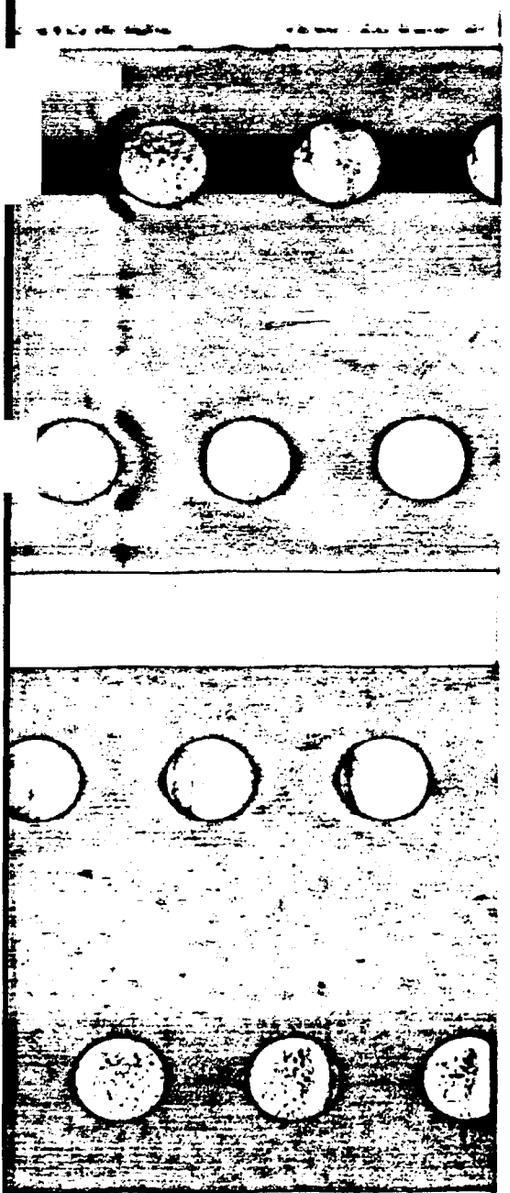
88473

IDENTIF. REFERENCE

DEC 11 3 23 PM '89

DAVIDSON COUNTY TN.

3684 12/11 0101 03CHECK 191.47



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8002 PAGE 791

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 55900.00
				CON TX 184.47
				PRFEE 1.00
				WDEED 6.00
				TOTAL 191.47
				CHECK 191.47
			12/11/89 01	15:20 0001 3684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88473

IDENTIF. T REFERENCE

Dec 11 3 23 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 275150