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Bot 14

BOOK 8076 PAGE 177

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Michael P. Ott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 19 90

Notary Public

MY COMMISSION EXPIRES: 7/25/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael P. Ott	Fidelity Federal Savings & Loan	161-14-0-020C0
(NAME) 612 Andrew Rucker Lane	(NAME) 401 Union Street	06DU-82614
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(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, Hampton Construction and Maintenance Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael P. Ott, 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. 20, Thrible Springs Estates, Phase I, of record in Book 6900, page 312, amended in Book 6900, page 313, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts a broken line on the northerly side of Andrew Rucker Lane that measures a total of 90.64 feet and runs back on the easterly lot line 115.35 feet; on the westerly lot line 135.17 feet to a broken line in the rear which measures a total of 81.11 feet thereon.

Being the same property conveyed to Hampton Construction and Maintenance Company, Inc. by deed from Rucker, LTD., a Tennessee limited partnership as of record in Book 7677, page 159, said Register's Office.

This conveyance is made subject to:
The Plan of record in Book 6900, page 312, amended in Book 6900, page 313, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Andrew Rucker Lane, a 10 foot public utility and drainage easement on the rear lot line, a 20 foot public utility easement on the southerly lot line, NOTE: All sideyard setbacks shall be a minimum of 5'; NOTE: All rear yard setbacks shall be a minimum of 20'.
The right of W. J Guthree, if any, to a road as reserved in a warranty deed dated January 1908, recorded May 6, 1935, in Book 972, page 69, said Register's Office.
Reservation of forty-five feet for a future right-of-way, as shown on survey of Joseph G. Petrosky Associates, Inc., dated April 22, 1986 revised May 19, 1986.

unimproved (XX
This is improved ( ) property, known as 612 Andrew Rucker Lane, Nashville, Tennessee 37211
(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 this hand this 27th day of March, 19 90

Hampton Construction and
By:
Leon M. Hampton, President

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 Leon M. Hampton

_____

_____

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 President _____ of the Hampton Construction and Maintenance Company, Inc. a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tenn. this 27th day of March, 19 90.

Commission Expires 7/24/93 _____ Notary Public

WARRANTY DEED

FROM Hampton Construction and

TO Michael P. Ott, unmarried

I 4 5 9 0

IDENTIF. REFERENCE

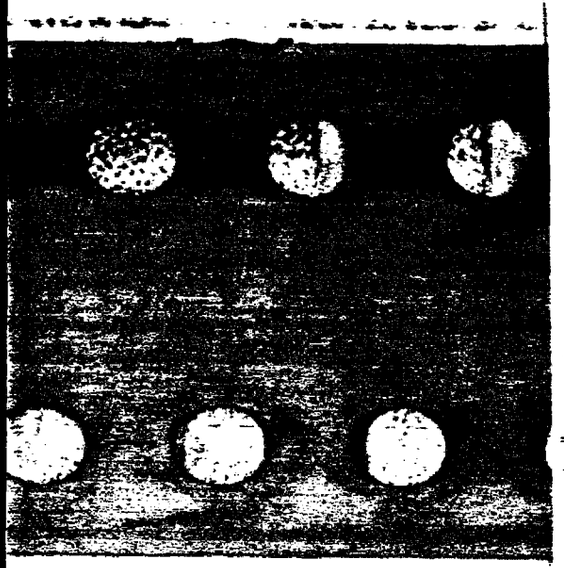
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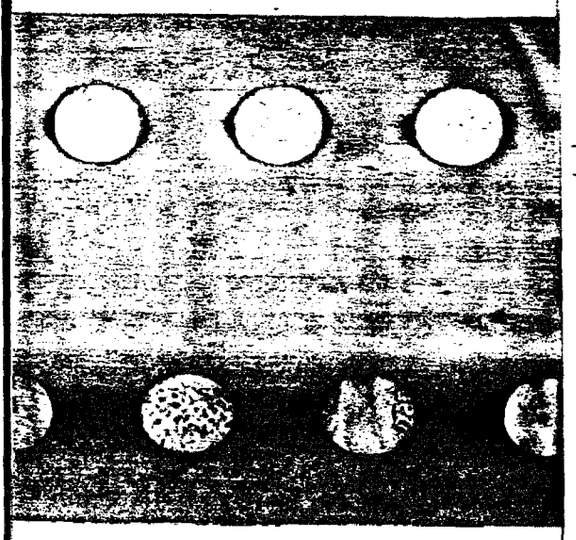
DAVIDSON COUNTY TN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

(continuation)
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7231, page 59, said Register's Office. By-Laws in Book 7231, page 100, said Register's Office.
Deed of conveyance to Metro Government of Nashville & Davidson County Tennessee, Department of Water & Sewerage Services in Book 7593, page 468, and Book 7593, page 503, said Register's Office.
A cemetary easement created by certain family graveyard located on the property, together with rights of ingress and egress thereto, as reserved in minute Book J, page 353, as set out in Deed Book 7143, page 941, said Register's Office.

92 03 29 0000 CHECK 551.50





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

RECEIVED OF _____

FOR _____

BOOK 8076 PAGE 179

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

MAMT 165000.00
VOID
MAMT 165000.00-
CAMT 165000.00
CON TX 544.50
PRFEE 1.00
WDEED 6.00
TOTAL 551.50
CHECK 551.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/29/90 01 15:08 0001 6923

DAVIDSON COUNTY TN.

MAR 29 3 09 PM '90

IDENTIF. REFERENCE

14590

No. 305336