G#8572-1

FILE IN BOX #14

This Instrument Prepared By:
CORBETT, CROCKETT & FLEMING
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

BOOK 8785 PAGE 853

| NEW OWNER | SEND TAX BILL | MAP-PARCEL NO. |
|---|---|---|
| Larry Powell<br>304 Arron Court<br>Old Hickory, TN 37138 | Same | Map 053-06-0-A<br>Parcels 189 & 190 |

**WARRANTY DEED**

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Waterford Associates, L.P., a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Larry Powell, ("Grantee"), his heirs, representatives and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 189 and 190 as shown on the Plan of Phase Two, Waterford Subdivision, of record in Plat Book 7900, Page 412, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.
>
> Being part of the same property conveyed to Waterford Associates, L.P., a Tennessee limited partnership, by deed of record in Book 8610, Page 662, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, representatives and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Taxes for years subsequent to 1992.

(2) All matters appearing on the Plan of Planned Unit Development Boundary of Waterford of record in Plat Book 6900, Page 540, Register's Office for Davidson County, Tennessee.

(3) All matters appearing on the Plan of Phase Two, Waterford of record in Plat Book 7900, Page 412, Register's Office for Davidson County, Tennessee.

(4) Declaration of Covenants, Conditions and Restrictions for Waterford of record in Book 8694, Page 216, Register's Office for Davidson County, Tennessee.

(5) Title to that portion of the property lying between the high and low water marks of the Cumberland River.

(6) Easement for right-of-way of record in Book 2024, Page 225, Register's Office for Davidson County, Tennessee.

(7) Easement for sewer of record in Book 1717, Page 30, Register's Office for Davidson County, Tennessee.

(8) Such matters as are shown on the survey of Anderson-Delk & Associates, dated February 21, 1992, prepared by James W. Clark, Registered Land Surveyor, No. 1445.

(9) Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford of record in Book 8699, Page 462, said Register's Office.

(10) Charter of Waterford Community Association, Inc. of record in Book 8711, Page 701, said Register's Office.

(11) By-Laws of Waterford Community Association, Inc. of record in Book 8715, Page 583, said Register's Office.

(12) Conveyance of Common Areas to Waterford Community Association, Inc. of record in Book 8715, Page 590, said Register's Office.

This is unimproved property.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, his heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 12 day of December, 1992.

WATERFORD ASSOCIATES, L.P., a Tennessee limited partnership

By: W. Lee Corbett
Its: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, W. Lee Corbett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a General Partner of Waterford Associates, L.P., the within named bargainor, a partnership, and who acknowledged that as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

WITNESS MY HAND, at office, this 12 day of December, 1992.

Notary Public

My Commission Expires: [illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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The actual consideration or value, whichever is greater, for this transfer is $ 20,000.00.

Affiant

Sworn to and subscribed before me this 12 day of _____, 1992.

Notary Public

My Commission Expires: 1-27-93

64235

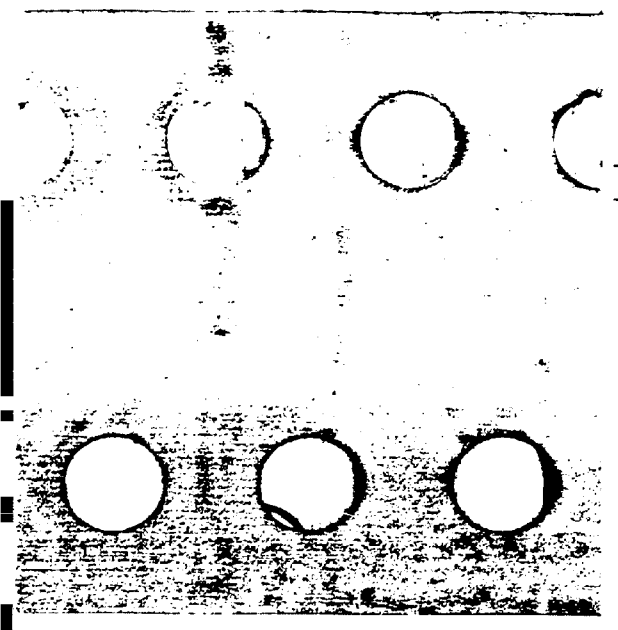
IDENTIFICATION REFERENCE

Nov 13 2 04 PM '92

DAVIDSON COUNTY, TN

JUN 11 '03 0101 03CHECK 87.00





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8785 PAGE 858

| | | |
|---|---|---|
| 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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 12.00
TOTAL 97.00
CHECK 97.00
11 13 92 01 14:03 0001 6691

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64235.

IDENTIFICATION REFERENCE

NOV 13 2 05 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 590502