BK 8897 PG 677

BOOK 8897 PAGE 204

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

97-006F-B-00[illegible]

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
James O. Douglas and wife, Lou C. Douglas	NationsBanc Mortgage Corporation	Map 67F
2744 Rock Wall Road	P. O. Box 353	Group B
Nashville, TN 37221	Louisville, KY 40201-0353	Parcel 7

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $224,360.00.

AFFIANT

Sworn to and subscribed before me this 11th day of March, 1993.

NOTARY PUBLIC

My Commission Expires: 7-24-[illegible]

U 3620

REC'D FOR REC. MAR 11 '93 TIME 12:00

12.00

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, **WE, MATTHEW A. BRIGHT AND WIFE, BETH ANN BRIGHT**, hereinafter called the "**GRANTORS**", have bargained and sold and by these presents do transfer and convey unto **JAMES O. DOUGLAS AND WIFE, LOU C. DOUGLAS**, hereinafter called the "**GRANTEES**", their heirs and assigns, a certain tract or parcel of land in Williamson County and Davidson County, Tennessee, described as follows, to-wit:

A tract or parcel of land situated principally in Davidson County, Tennessee, and partially in Williamson County, Tennessee (assessed solely in Williamson County, Tennessee), being a certain building site identified as Lot No. 211 on the Plat of Horseshoe Bend Subdivision Phase II-B, as of record in Book 6200, page 918, Register's Office for Davidson County, Tennessee, and Book 13, page 90, Register's Office for Williamson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Matthew A. Bright and wife, Beth Ann Bright by deed from First City Service Corporation of record in Book 1000, page 468, Register's Office for Williamson County, Tennessee and Book 8719, page

507, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Williamson County taxes for the year 1993 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 67F, Group B, Parcel 7.

2. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Horseshoe Bend of record in Book 697, page 256, Register's Office for Williamson County, Tennessee and Book 7374, page 956, Register's Office for Davidson County, Tennessee.

3. First Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 744, page 341, Register's Office for Williamson County, Tennessee and Book 7607, page 341, Register's Office for Davidson County, Tennessee.

4. Second Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 825, page 4, Register's Office for Williamson County, Tennessee and Book 8003, page 507, Register's Office for Davidson County, Tennessee.

5. Third Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 900, page 815, Register's Office for Williamson County, Tennessee and Book 8345, page 910, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Water Lines granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Book 5258, page 252, Register's Office for Davidson County, Tennessee.

7. Agreement between Devonmeade Associates, Alfred E. Abbey, John C. Fox and Catherine S. Fox of record in Book 590, page 760, Register's Office for Williamson County, Tennessee.

8. Rights of upper and lower riparian owners in and to the waters of the Little Harpeth River crossing or adjoining the property, and the natural flow thereon free from diminution or pollution.

9. Matters shown on the Plat of Horseshoe Bend, Phase II-B, of record in Book 6200, page 918, Register's Office for Davidson County, Tennessee and Book 13, page 90, Register's Office for Williamson County, Tennessee, including minimum building setback lines, public utility & drainage easements, 100 year flood line, and certain notes to which plat reference are hereby made.

10. Charter of Horseshoe Bend Homeowner's Association of

record in Book 701, page 62, Register's Office for Williamson County, Tennessee, as amended 858, page 70, said Register's Office.

11. Two hundred fifty (250) foot wide TVA transmission line easement of record in Deed Book 99, page 572, Deed Book 99, page 421 and Deed Book 111, page 535, Register's Office for Williamson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their 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.

This improved property is known as 2744 Rock Wall Road, Nashville, Tennessee 37221.

WITNESS, our hands this 16th day of March, 1993, in Franklin, Tennessee.

MATTHEW O. BRIGHT

BETH ANN BRIGHT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Matthew O. Bright and wife, Beth Ann Bright, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 16th day of March, 1993 in Franklin, Tennessee.

Notary Public

My Commission Expires:

7/9/96

TRANSFER

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED