54

BOOK 8971 PAGE 838

WARRANTY DEED

3795 06/04 0101 03CHECK 457.07

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

THIS INDENTURE, made and entered as of the **2nd** day of **June, 1993** by and between

Richter Dial Builders, Inc. , a State of Tennessee corporation,

hereinafter referred to as Grantor, and

Tom J. Eddlemon and Brenda J. Eddlemon, Husband and Wife ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of The Woodlands, Phase 2, as of record in Plat Book 6900, page 635, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Richter Dial Builders, Inc. by deed from Meritbanc Development Corporation (formerly known as Hardin Service Corporation) of record in Book 8671, page 388, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

This conveyance is subject to restrictive covenants; setbacks and easements; an agreement for storm and water detention all of record in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

2692.

IDENTIFICATION REFERENCE

JUN 4 1 40 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Richter Dial Builders, Inc.

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CORPORATE

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Doug Richter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be _____ of the **Richter Dial Builders, Inc.**, the within named bargainor, a corporation, and the he/she as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as .

Witness my hand, at office, in **Nashville**, this 2 day of June, 19 93

Notary Public

KENNETH W. BAILEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expiration: 11-27-93

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$121,095.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

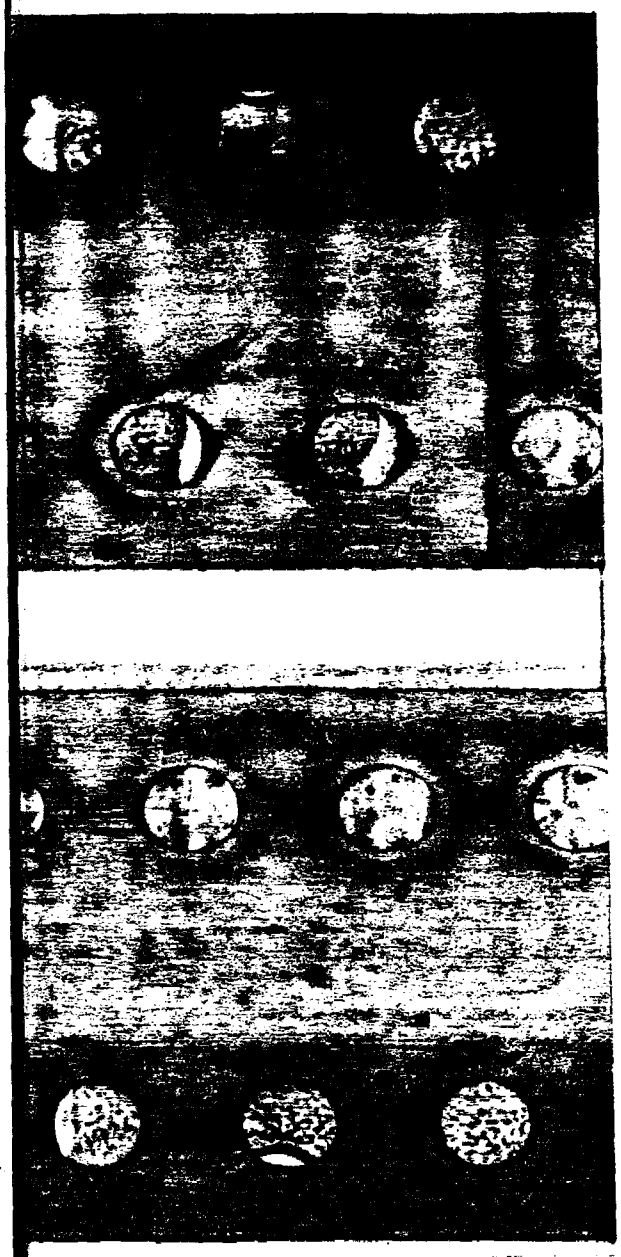
Affiant

Subscribed and sworn to before me this **2nd** day of **June, 1993.**

Notary Public

Commission Expiration: 11-27-93

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	Atlantic Coast Mortgage Company 12700 Fair Lakes Crcl.Ste.400 Fairfax, VA 22033	648 Magnolia Lane Nashville, TN 37211 MAP PARCEL NUMBER 172-3-B-37



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 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	
				121095.00
			CON TX	448.07
			PRFEE	1.00
			WDEED	8.00
			TOTAL	457.07
			CHECK	457.07
06/04/93	01	13:41	0001	3795

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 6 9 2 2

IDENTIFICATION REFERENCE

JUN 4 1 40 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 659131