12055

IDENTIF. & REFERENCE

FB12
JCR

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

94 JAN 28 AM 11:16

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 9232 PAGE 822

Name and Address of New Owner:

Charles R. Kaelin and Patricia L. Kaelin

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map-Parcel No:**
1112 Safety Harbor Cove Old Hickory, Tn 37138	64-3-C-32

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRANDYWINE POINTE PARTNERS, L.P.,** A Tennessee Limited Partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **CHARLES R. KAELIN AND PATRICIA L. KAELIN,** hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 205 on the Plan of Phase Four, Section One, Brandywine Pointe (a Planned Unit Development), as of record in Book 7900, pages 550 and 551, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, by deed of record in Book 8315, page 759, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Declaration of Covenants, Conditions and Restrictions of record in Book 8980, page 59, as amended in Book 9010, Page 627, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Final Plat of Phase Four, Section One, Brandywine Pointe Subdivision, as of record in Book 7900, pages 550 and 551, Register's Office for Davidson County, Tennessee.

3. 1994 Metropolitan Taxes which have been prorated and assumed by the Grantees.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns 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 its hand this 27th day of January, 1994, by its duly authorized partner.

BRANDYWINE POINTE PARTNERS, L.P.,
A Tennessee Limited Partnership

BY: Brandywine Pointe Company,
A Tennessee Corporation,
Its General Partner

BY: G. Keeling Turner, II

G. Keeling Turner, II
President

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **G. Keeling Turner II,** 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 Brandywine Pointe Company, a Tennessee corporation, and general partner of Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, the within named bargainor, and that as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27 day of January, 1994.

Mary Ann Selby
NOTARY PUBLIC

NOTARY PUBLIC

My commission expires: 3-27-94

4541 01/28 0101 03CHECK 660.50

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

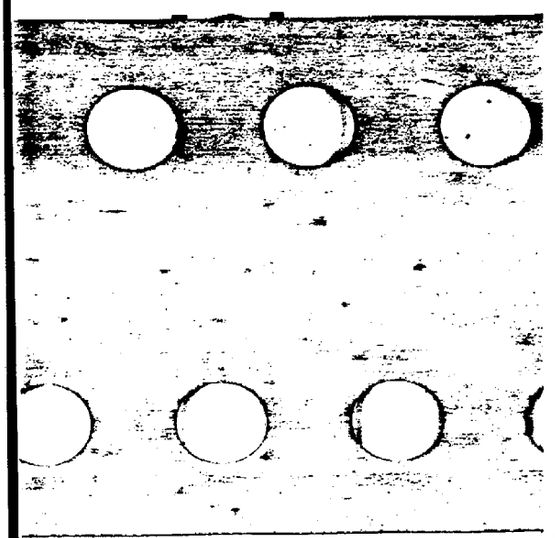
The actual consideration or value whichever is greater, for this transfer is $175,000.00.

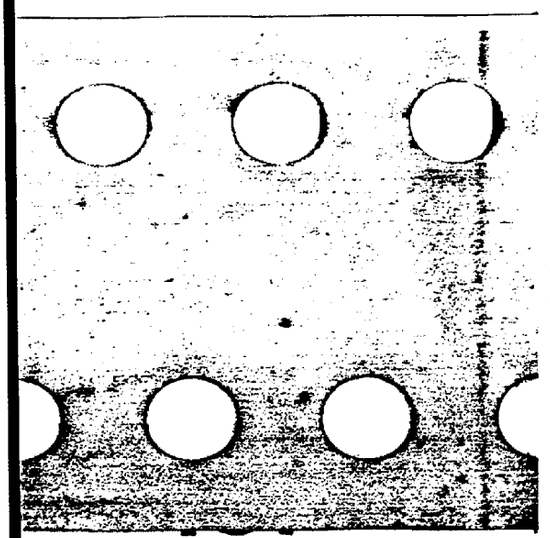
Affiant

Subscribed and sworn to before me, this the 27th day of January, 1994.

Jeanette J. Rainey
NOTARY PUBLIC

My commission expires: 9/16/95





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

RECEIVED OF _____

FOR _____

BOOK 9232 PAGE 825

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 175000.00
CON TX 647.50
PRFEE 1.00
WDEED 12.00
TOTAL 660.50
CHECK 660.50

01/28/94 01 11:17 0001 4541

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12055
IDENTIF. & REFERENCE

94 JAN 28 AM 11:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 750467