Box 50B
55

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9279 PAGE 394

ADDRESS NEW OWNER:
Stephen A. McClanahan
1417 Cedarway Lane
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank,
a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 172
GROUP 3A
PARCEL 13

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Richter Dial Builders, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Stephen A. McClanahan, an unmarried person, hereinafter called the Grantee, his 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. 13 on the Plan of the Woodlands Phase I, as of record in Plat Book 6900, pages 498 and 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.
>
> Being a part of the same property conveyed to Richter Dial Builders, Inc., by deed from Meritbanc Development Corporation (formerly known as Hardin Service Corporation), as of record in Book 8671, page 388, Register's Office for Davidson County, Tennessee.

This is improved property known as 1417 Cedarway Lane, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1993 property taxes which have been paid.
2. Matters shown on the Plan of record in Book 6900, pages 498, 499, said Register's Office.
3. Dedication of common area by Quitclaim Deed of record in Book 8472, page 310, said Register's Office.
4. Charter of Incorporation for The Woodlands Homeowners Association of record in Book 8454, page 246, said Register's Office.
5. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for the Woodlands, and the By-Laws appended thereto, of record in Book 7334, page 109, said Register's Office, and in Book 7408, page 250, said Register's Office, as amended in Book 7516, page 37, said Register's Office, Book 8464, page 463, said Register's Office, Book 8622, page 390, said Register's Office, and in Book 8634, page 224, said Register's Office, as rerecorded in Book 8643, page 675, said Register's Office.
6. Storm Water Detention Agreement of record in Book 7336, page 3, said Register's Office.
7. Conveyance of water mains of record in Book 8541, page 235, said Register's Office.

8. Conveyance of sewer mains of record in Book 8541, page 225, said Register's Office and in Book 8541, page 230, said Register's Office.
9. Right of others in and to the common areas. BOOK 9279 PAGE 395

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stephen A. McClanahan, an unmarried person, his heirs and assigns, forever; and Richter Dial Builders, Inc., do covenant with the said Grantee that it is lawfully seized 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 it does further covenant and bind itself, and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 10th day of March, 1994.

Richter Dial Builders, Inc.

By: _____
Robert Douglas Richter, Secretary

2025 03/15 0101 03CHECK 625.42

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Robert Douglas Richter, 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 Secretary of the Richter Dial Builders, Inc., the within named bargainor, a corporation and that he as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of March, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 07/24/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 166,625.00.

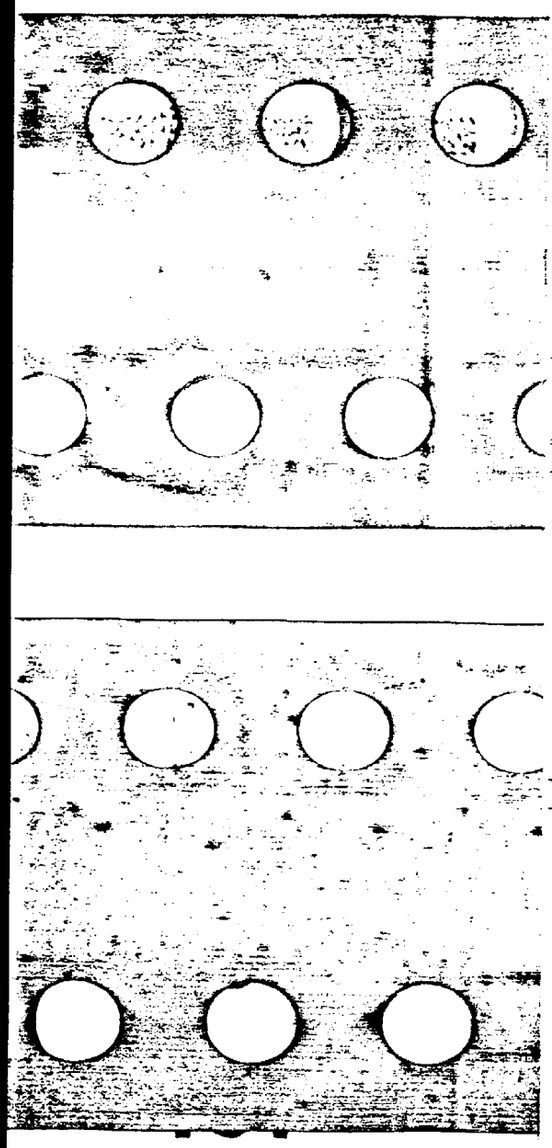
_____
AFFIANT

Subscribed and sworn to before me this 10th day of March, 1994.

_____
NOTARY PUBLIC
My Commission Expires: Nov. 29, 1996

94 MAR 15 PM 2:08
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

28013
IDENTIFICATION REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 9279 PAGE 396

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 166625.00
				CON TX 616.42
				PRFEE 1.00
				WDEED 8.00
				TOTAL 625.42
				CHECK 625.42
03/15/94	01			14:08 0001 2025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28013
IDENTIFICATION REFERENCE

94 MAR 15 PM 2:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 767396