Realty 48

WARRANTY DEED

BOOK 9591 PG 232

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,000.00

Marsha Joan Lenham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 19 95

Notary Public

MY COMMISSION EXPIRES: June 28, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marsha Joan Lenham (NAME)	Great Western Mortgage (NAME)	172-12-0-B
3049 Cody Hill Road (ADDRESS)	5111 Maryland Way, Suite 309 (ADDRESS)	367.00CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Claridge Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marsha Joan Lenham and Michelle Lenham

HEREINAFTER CALLED THE GRANTEES, THEIR 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, TN, being Lot No. 196 on the Plan of Bradford Hills, Section Fourteen, of record in Plat Book 7900, Page 6 and amended in Book 7900, page 739, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Claridge Builders, Inc. by deed from J & Y, L.P., of record in Book 9412, Page 831, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8069, page 170, Book 9384, page 290, By-Laws in Book 8071, page 531, Charter in Book 8071, page 520, Open Space in Book 8154, page 304 and Deeds of Conveyance in Book 8377, page 769, Book 8377, page 808, and all matters shown on the Plan of Record.

95 FEB -8 PM 1:35
FELIX A. MCCLARIN REGISTER
DAVIDSON COUNTY, TN.

32733
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 3049 Cody Hill Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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. 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 my hand this 6th day of February 19 95

Claridge Builders, Inc.
By: Paul E. Johnson
Paul E. Johnson, President

STATE OF TENNESSEE
COUNTY OF

BOOK 9591 PG 233

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

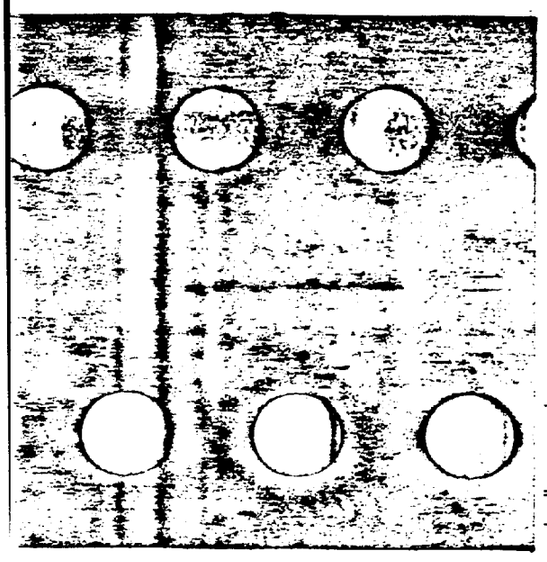
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Paul E. Johnson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Claridge Builders, Inc. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Paul E. Johnson as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 6th day of February 19 95.

My commission expires June 28, 1995

_____
Notary Public

21.67 02/08 2101 03CHECK 552-90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

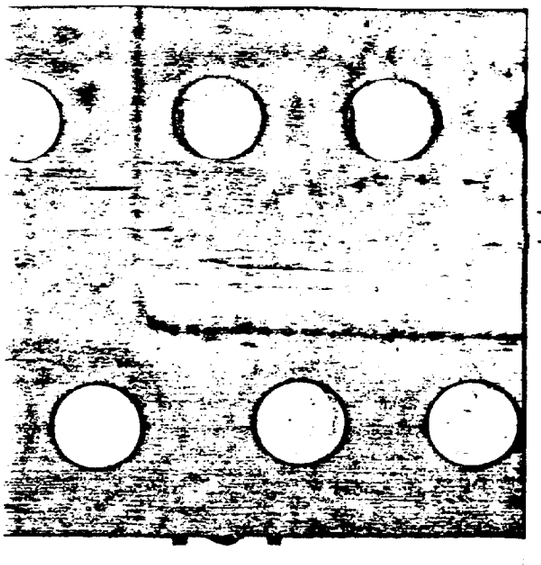
RECEIVED OF _____

FOR _____

BOOK 9591 PG 234

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
147000.00
CON TX 543.90
PRFEE 1.00
MISC 8.00
TOTAL 552.90
CHECK 552.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/08/95 01 13:36 0001 0167

32733
IDENTIF. ↑ REFERENCE

95 FEB -8 PM 1:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 879901