BOOK 9640 PG 613

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 19 95

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claridge Builders Co., LLC (NAME)	First Union National Bank (NAME)	172-12-C-22.00CO
302 Dyer Lane (ADDRESS)	150 Fourth Avenue North (ADDRESS)	172-12-C-23.00CO 172-12-C-24.00CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	172-12-C-27.00CO

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, Hurley-Y, L.P., a TN limited partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claridge Builders Co., LLC

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 Lots Nos. 33, 34, 35 & 38 on the Plan of Section One, Holt Woods, of record in Book 7900, Pages 878 & 879, 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 Hurley-Y, L.P., a TN limited partnership by deed from Hurley-Rd. Land Co., L.P., a Tennessee limited partnership (as to 3/4 interest) of record in Book 9107, Page 321, Register's Office for Davidson County, TN and by quitclaim deed from Fred Yazdian (as to 1/4 interest) of record in Book 9107, Page 325, said Register's Office.

Subject to restrictions of record in Book 9570, Page 22; By-Laws in Book 9570, Page 13; Agreement in Book 5707, Page 706, Book 5720, Page 183; P.U.D. boundary plat in Book 7900, Page 668; Charter on record in Book 9570, Page 5, and all matters shown on the Plan of Record.

19736

441.00

unimproved (X)
This is improved ( ) property, known as Holt Woods Subdivision, 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 5th day of April 19 95

Hurley-Y, L.P., a TN limited partnership
By: Hurley Rd. Land Co., L.P., General Partner

By: Paul E Johnson

Paul E. Johnson,
General Partner

STATE OF TENNESSEE
COUNTY OF

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 General Partner of Hurley Rd. Land Co., L.P. which is the General Partner of Hurley-Y, L.P. the within named bargainor, and corporation, and that he as such General Partner 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 General Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 5th day of April 19 95.

My commission expires June 28, 1995

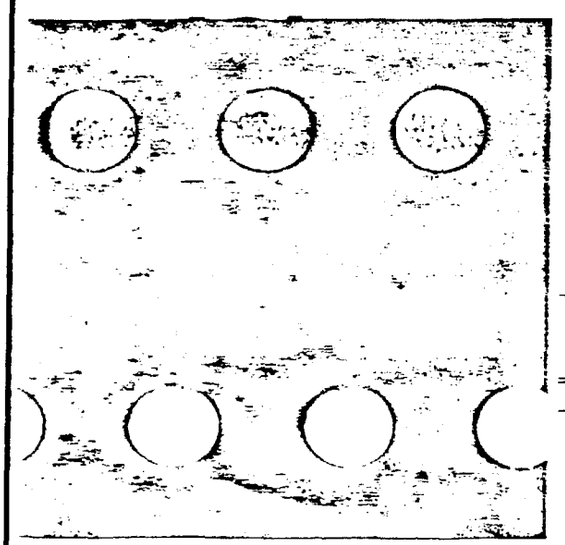
_____
Notary Public

TERESA NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9640 PG 615

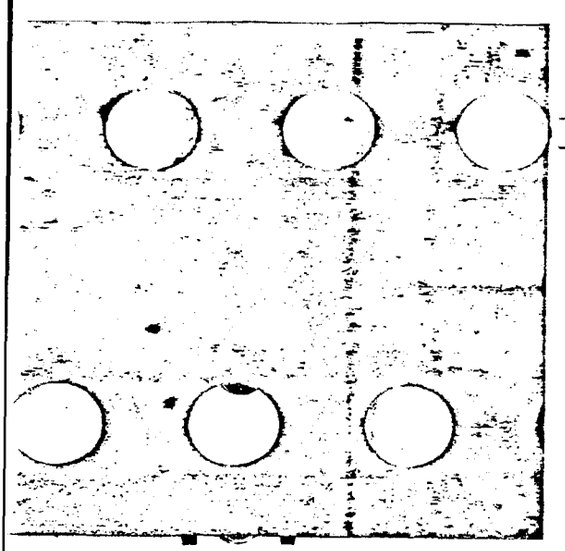
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO Tx - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

BANK
117000.00
DON TX 432.90
PRFEE 1.00
WDEED 8.00
TOTAL 441.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 441.90

[illegible] 01 12:34 0001 3862



49738

IDENTIFICATION REFERENCE

95 AUG -7 PM 12:35

No. 898369