BOOK 9731 PG 733

95 JUL 17 AM 11:00

REGISTER

00079372

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Alan D. Wilcox & Linda L. Wilcox 5389 Windypine Drive Nashville, TN 37211	Same	172-03-A-108.00

WARRANTY DEED

For and in 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, **RICHTER DIAL BUILDERS, INC.**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **ALAN D. WILCOX AND WIFE, LINDA L. WILCOX**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot 108 on the Plan of The Woodlands, Phase I, Section I, of record in Book 6900, pages 498 & 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being a portion of 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 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 it does covenant with the said Grantees 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;

Subject to the following restrictions and conditions:

1. 1995 taxes are a lien, not yet due and payable.

2. Covenants, conditions and restrictions contained in instrument of record in Book 7334, page 109, Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 244, Book 8643, page 675, and Book 9055, page 943, said Register's Office.

3. All matters on the Plan of record in Book 6900, pages 498 & 499 and Book 6900, page 635, said Register's Office.

4. Easement for storm water detention agreement in Book 5680, page 500, said Register's Office.

5. Dedication of common area of record in Book 8472, page 310, said Register's Office.

6. Subject to any and all building and zoning regulations of City, County and State.

2648.9500/ml

AND IT DOES FURTHER covenant and bind itself, its 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 and the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property is known as: 5389 Windypine Drive, Nashville, TN 37211.

WITNESS OUR HANDS THIS 13TH DAY OF JULY, 1995, IN FRANKLIN, TENNESSEE.

RICHTER DIAL BUILDERS, INC.

BY: DOUG RICHTER, PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Doug Richter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 13th day of July, 1995 in Franklin, Tennessee.

Michelle W. Locke
NOTARY PUBLIC

MICHELLE W. LOCKE NOTARY PUBLIC AT LARGE

My Commission Expires: 1/3/98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $186,000.00.

AFFIANT

Sworn to and subscribed before me this 13th day of July, 1995.

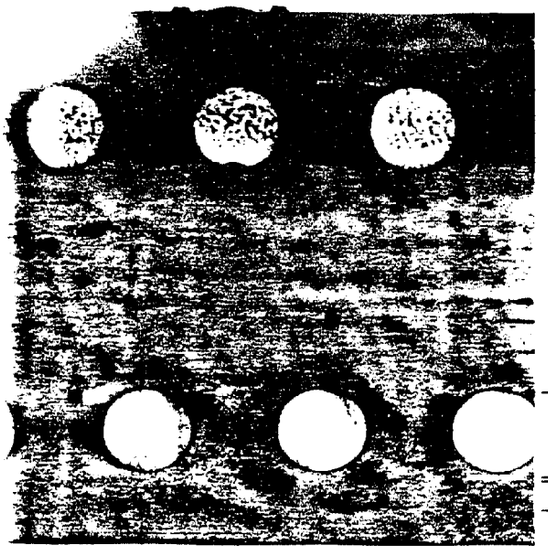
Michelle W. Locke
NOTARY PUBLIC

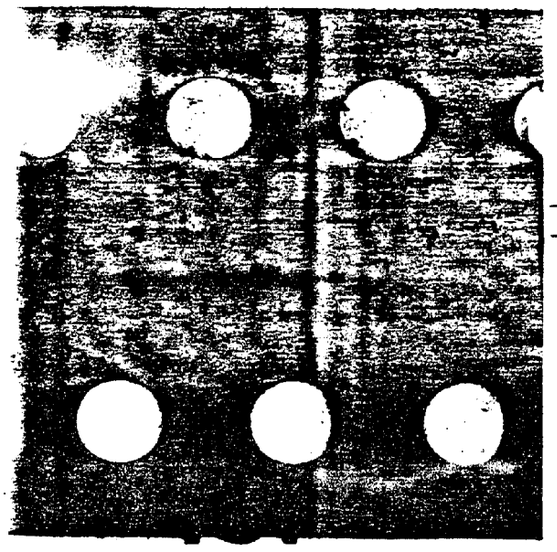
MICHELLE W. LOCKE NOTARY PUBLIC AT LARGE

My commission expires: 1/3/98

2648.9500/ml

597.20





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

RECEIVED OF _____

FOR _____

BOOK 9731 PG 735

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
196000.00
CON TX 688.20
PRFEE 1.00
WDEED 8.00
TOTAL 697.20
CHECK 697.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0079372
IDENTIF. # REFERENCE

95 JUL 17 AM11:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 930614