BOX #19B
G#95-8-13

WARRANTY DEED

9760 PG 166

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. PAUL PERUTELLI, ETUX ETAL (NAME)	"NEW OWNERS" (NAME)	MAP 128-03-0-A
5123 Paddock Village Ct, Ste (ADDRESS)	B23 (ADDRESS)	PARCEL 003co
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB #08D-65234

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, ~~WE~~ I, BENJAMIN T. ANDERSON, TRUSTEE under that certain Redemption Trust Agreement I, dated May 17, 1995, with full power and authority to mortgage, sell, * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. PAUL PERUTELLI, BARBARA J. PERUTELLI, JERRY L. ROBERTS, AND LYNSLEY S. ROBERTS D/B/A PERUTELLI & ROBERTS, BUILDERS 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, Tennessee, being Lot No. 3 on the First Revision of Cedar Forest, a Planned Unit Development, as of record in Book 6900, Page 383, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Benjamin T. Anderson, Trustee under that certain Redemption Trust Agreement I, dated May 17, 1995, by Deed from Thomas L. Hearn and L. Patrick Sandlin, of record in Book 9680, Page 882, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Cedar Forest, of record in Book 6925, Page 751, and as amended in Book 7163, Page 686, said Register's Office; By-Laws of Cedar Forest Homeowners' Association, Inc., of record in Book 6925, Page 771, said Register's Office; Restrictive Covenants contained in instrument of record in Book 6805, Page 253, Register's Office for Davidson County, Tennessee; agreements, easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantees herein.

unimproved (X)
This is improved ( ) property, known as 409 Cedar Forest Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*encumber, restrict, and/or convey without joinder of any beneficiary,

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 7th day of August 19 95

Benjamin T. Anderson TRUSTEE

BENJAMIN T. ANDERSON, TRUSTEE

BOOK 9760PG167

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

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BENJAMIN T. ANDERSON, TRUSTEE under that certain Redemption Trust Agreement I, dated May 17, 1995, with full power and authority to mortgage, sell, encumber, restrict, and/or convey without joinder of any beneficiary, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cordova, Tennessee, this 7th day of August, 1995.

My Commission Expires: 1/14/98

ANGELA L. MACLIN NOTARY PUBLIC SHELBY COUNTY, TENN. LARGE

Angela L Maclin
Notary Public

95 AUG 11 AM 11:11

REGISTER
SHELBY COUNTY, TENN.

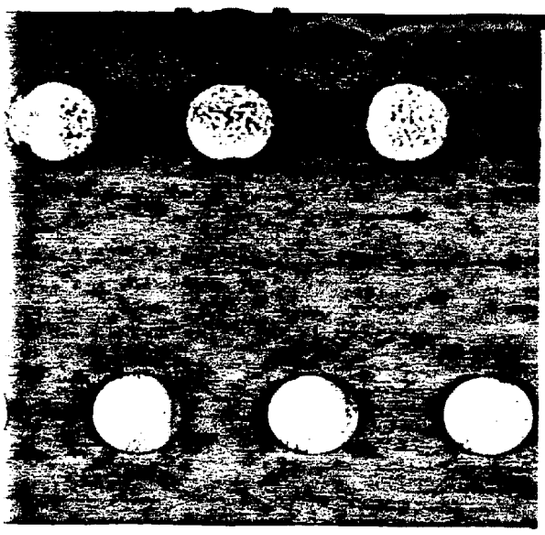
1549 08/11 0101 03CHECK

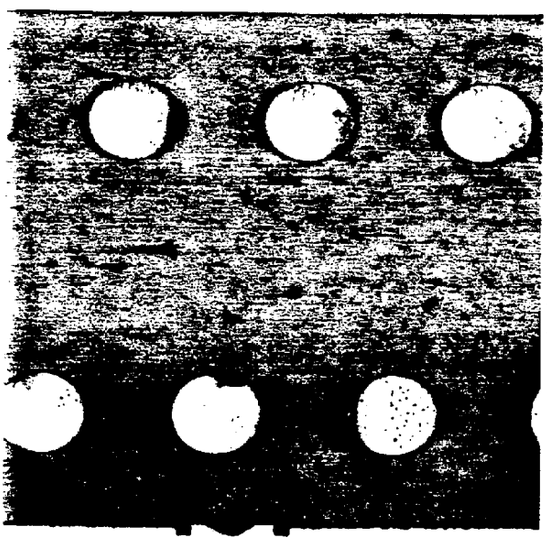
IDENTIF. A REFERENCE

00888635

66.35

DCTN01W





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

RECEIVED OF _____

FOR _____

BOOK 9760 PG 168

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 15500.00
CON TX 57.35
PRFEE 1.00
WDEED 8.00
TOTAL 66.35
CHECK 66.35

08/11/95 01 11:13 0001 1549

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0088635
IDENTIF. # REFERENCE

95 AUG 11 AM 11:11
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 940547