Return to: Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, TN 37027

BOOK 9934 PG 71

This Instrument Prepared by G. Schuhl
8 Penn Center
Philadelphia, PA 19103

AREL-00281

WARRANTY DEED

THIS INDENTURE, made this 9th day of January, A.D., 19 96, between **MAX J. GRAZIA and ROBERTA GRAZIA, Husband and Wife**

Tennessee, First Parties, and

JAMES LOTZ, JR., AND REBECCA R. JAMES, HUSBAND AND WIFE,

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN and no/100---------- ($ 10.00) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, TN, being Lot No. 31 on the Plan of Cottonport Plantation, Phase I, of record in Book 6900, Pages 529-530, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Subject to restrictions of record in Book 7430, Page 784 and amended in Book 7565, Page 57; Book 7824, Page 254; and Book 7897, Page 576; Storm Water Detention Agreement in Book 7350, Page 137; Restrictions in Book 7637, Page 925; Charter in Book 7621, Page 600, and all matters shown on the Plan of Record.

BEING the same premises which Radnor Homes, Inc.,, by Deed dated December 14, 1990 and recorded in Davidson County, Tennessee in Deed Book Volume 8258, Page 419&c., granted and conveyed unto Max J. Grazia and Roberta Grazia, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural**, as the case may demand.

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IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) Max J. Grazia (L.S.)

_____(L.S.) Roberta Grazia (L.S.)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **MAX J. GRAZIA and ROBERTA GRAZIA, Husband and Wife**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Williamson County, this 9th day of January 19 96.

Regina R. Roberts
Notary Public

My Commission expires My Commission Expires JAN. 24, 1998

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER JAMES LOTZ, JR., AND REBECCA R. JAMES
ADDRESS 1008 BEECHTREE LANE
BRENTWOOD, TN 37027

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
First Trust Mortgage
ADDRESS P.o. Box 17257
Memphis, TN 38187-0257

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $227,500.00. Affiant Daphne Deane

Subscribed and sworn to before me this 31st day of January 19 96.

Notary Public

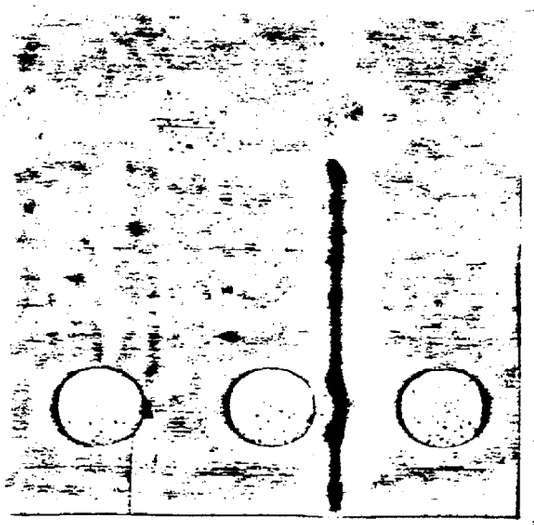
12-6-95

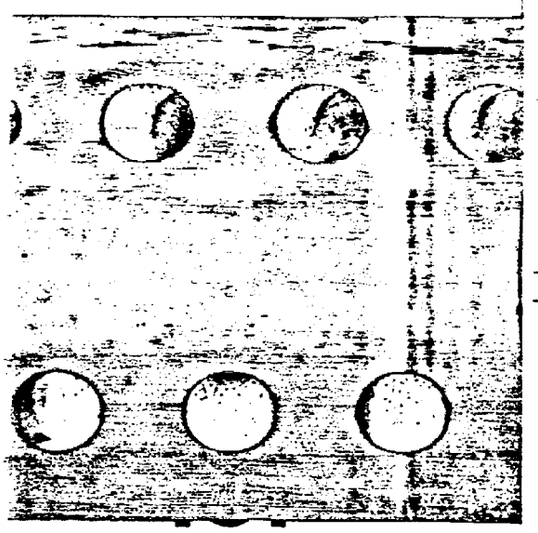
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IDENTIF. ↑ REFERENCE
96 FEB -1 AM 9:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT 'A'

1. Real property taxes for 1996 and all future years.
2. All matters set forth on the Plan of record in Book 6900, page 529-530, said Register's Office, which plan includes a 30-foot minimum building setback line from Beechtree Lane, a 20-foot minimum building setback line from Rear lot line and a 5-foot minimum building setback line from the side lot lines.
3. Restrictions and covenants as contained in instrument of record in Book 7430, page 784, as amended in Book 7565, page 57, and Book 7824, page 254, said Register's Office.
4. Declaration of Covenants, Conditions and Restrictions, of record in Book 7637, page 925, said Register's Office, which Declaration includes the By-Laws of Cottonport Plantation Homeowner's Association as an Exhibit at page 7637, page 966, said Register's Office, which By-Laws were amended in Book 8313, page 932, said Register's Office.
5. Storm Water Detention Agreement of record in Book 7350, page 137, said Register's Office.
6. Charter of Cottonport Plantation Homeowner's Association, Inc., of record in Book 7621, page 600, said Register's Office.

3315 02/01 0101 03CHECK 854.75





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

RECEIVED OF _____

FOR _____

BOOK 9934 PG 74

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
227500.00
CON TX 841.75
PRFEE 1.00
WDEED 12.00
TOTAL 854.75
CHECK 854.75

02/01/96 01 09:23 0001 3315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0145982
IDENTIF. # REFERENCE

96 FEB -1 AM 9:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001557