0147424

IDENTIFICATION REFERENCE

P0436 PB

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

96 FEB -5 PM 3:34

REGISTER
DAVIDSON COUNTY, TN

BOOK 9938 PG 680

WARRANTY DEED

Name and Address of New Owner: **Kathleen W. Howell** **7417 Birdale Place** **Nashville, Tennessee 37221**
Send Tax Bills To: **Chemical Residential Mortgage Corporation** **P.O. Box 341650** **Columbus, Ohio 43234-1650**
Street Address of Subject Property: **Map-Parcel No:** **7417 Birkdale Place** **Map 142-06** **Nashville, Tennessee 37221** **Parcel 85.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SOUTH HARPETH CONTRUCTION COMPANY, INC., a Tennessee corporation,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **KATHLEEN W. HOWELL,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED HEREIN BY REFERENCE

The conveyance of the above described parcel of land is subject to the following:

1. 1996 Metropolitan Davidson County taxes which have been prorated between the parties and assumed by the Grantee;

2. All matters shown on the plan of record in Book 7900, page 971, Register's Office for Davidson County, Tennessee;

3. Restrictive Covenants contained in instrument of record in Book 9567, page 542, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 its hand this 1st day of February, 1996, by its duly authorized representative.

SOUTH HARPETH CONSTRUCTION COMPANY, INC., a Tennessee corporation

By: James R. Hudgins
James R. Hudgins, President

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared James R. Hudgins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the President of South Harpeth Construction Company, Inc., the within named bargainor, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of February, 1996.

NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires May 24, 1997 STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:_____

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $134,000.00.

Kathleen W. Howell
Affiant

Subscribed and sworn to before me, this the 1st day of February, 1996.

NOTARY PUBLIC

My Commission Expires:_____

NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires May 24, 1997 STATE OF TENNESSEE

EXHIBIT "A"

BOOK 9938PG682

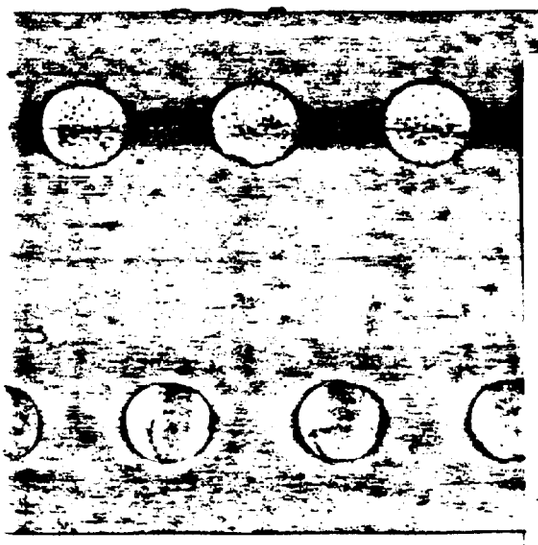
Land in Davidson County, Tennessee being Lot No. 9 on the Final Plat of Birkdale Place, of record in Plat Book 7900, page 971, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being part of the property conveyed to South Harpeth Construction Co., Inc. by deed from Wolfgang Sauerman and wife, Kathryn Sauerman of record in Book 9648, page 705, Register's Office for Davidson County, Tennessee.

Lot No. 9 was originally known as Lot 2 on the Redeemer Evangelical Luthern Church Property as of record in Book 7900, page 767, Register's Office for Davidson County, Tennessee.

KH

4844 02/05 0101 03CHECK 508.80



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

RECEIVED OF _____

FOR _____

BOOK 9938 PG 683

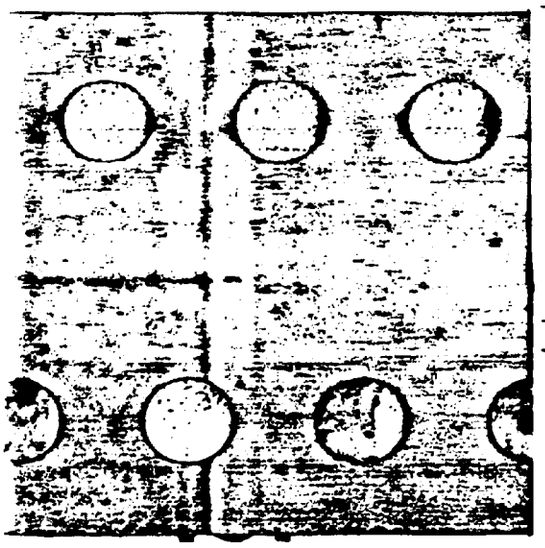
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
134000.00
CON TX 495.80
PRFEE 1.00
WDEED 12.00
TOTAL 508.80
CHECK 508.80

02/05/96 01 15:37 0001 4844

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0147424
IDENTIF. ↑ REFERENCE

95 FEB -5 PM 3:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 1003072