Realty
48

# WARRANTY DEED

STATE OF TENNESSEE BOOK 9946 PG 842
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 272,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF February, 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

TERESA L. BEA
NOTARY PUBLIC
AT LARGE
WILLIAMSON CO., TENN.
My Commission Expires 5-16-99

**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: New Owner | MAP-PARCEL NUMBERS |
|---|---|---|
| Claridge Builders Co., LLC | Mortgagee: First Union National Bank | 172-15-A-87 |
| (NAME) | (NAME) | 172-15-A-50 |
| 302 Dyer Lane | 150 Fourth Avenue North | 172-15-A-78 |
| (ADDRESS) | (ADDRESS) | Pt 172-00-208.00 |
| Brentwood, TN 37027 | Nashville, TN 37219 | 172-15-A-112.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 172-15-A-121.00* |

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.

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:

Tract 1
Land in Davidson County, TN, being Lots Nos. 62 and 92 on the Plan of Section Five, Holt Woods, of record in Book 9700, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tract 2
Land in Davidson County, TN, being Lots Nos. 229 and 231 on the Plan of Section Seven, Holt Woods, of record in Book 9700, Page 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tract 3
Land in Davidson County, TN, being Lots Nos. 57, 99, 100, 101 & 102 on the Plan of Section Eight, Holt Woods, of record in Book 9700, Page 96, 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. by deed from Hurley Rd. Land Co., L.P., a Tennessee limited partnership (as to a 3/4 interest) of record in Book 9107, Page 321, said Register's Office and by Quitclaim Deed from Fred Yazdian (as to a 1/4 interest) of record in Book 9107, Page 325, Register's Office for Davidson County, TN as to Tracts 1 & 3 and being part of the same property conveyed to Marsha E. Puckett, Tina Beatty, Robbie Jo Smithson and Richard C. Argo of record in Book 9663, Page 895, said Register's Office as to Tract 2.

Subject to restrictions of record in Book 9570, Page 22, Book 9745, Page 41,
CONTINUED

unimproved ( X)
This is improved ( ) property, known as Nashville, TN
(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 8th day of February, 19 96

Hurley-Y, L.P.
By: Hurley Rd. Land Co., L.P.,
General Partner
Paul E. Johnson
By: Paul E. Johnson,
General Partner

*172-15-A-122.00
172-15-A-123.00
~~172-15-A-124.00~~

BOOK 9946PG843

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 with whom I am personally acquainted and who upon his oath acknowledged himself to be the General Partner of Hurley Rd. Land Co., L.P., a TN limited partnership, the General Partner of Hurley-Y, L.P., a TN limited partnership, the within named bargainor, and that he as such General Partner of Hurley Rd. Land Co., L.P., the general partner of Hurley-Y, L.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said Paul E. Johnson as such General Partner of Hurley Rd. Land Co., L.P., the General Partner of Hurley-Y, L.P., a TN limited partnership.

Witness my hand and seal at office at Brentwood, Tennessee on the 8th day of February, 1996.

Teresa L. Beard, Notary Public

My Commission Expires: 5/16/99

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
My Commission Expires. 5-16-99

LEGAL DESCRIPTION CONTINUATION

Book 9933, Page 151, Book 9933, Page 153; By-Laws in Book 9570, Page 13; Agreement in Book 5707, Page 706, Book 5720, Page 183 (Tract); Charter in Book 9570, Page 5; PUD Boundary in Book 7900, Page 668, and all matters shown on the Plans of Record.

7714 02/13 0101 03CHECK 1017.25

0150129

IDENTIFICATION REFERENCE

96 FEB 13 PM 3:54

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9946 PG 844

| | | |
|---|---|---|
| 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
272500.00
CON TX 1008.25
PRFEE 1.00
WDEED 8.00
TOTAL 1017.25
CHECK 1017.25

02/13/96 01 15:56 0001 7714

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0150129
IDENTIFICATION REFERENCE

96 FEB 13 PM 3:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1005913