Realty 48

WARRANTY DEED

STATE OF TENNESSEE 9966PG 771
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,432.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 19 96

Notary Public

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

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guy Alfieri	Chase Manhattan Mortgage	131-06-0-C
(NAME)	(NAME)	
79 Ravenwood Hills Circle	155 Franklin Road, Suite 255	059.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Elite Homes, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Guy Alfieri

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, TN, being Lot No. 98 on the Plan of Revised Plat of Burton Hills Village of Ravenwood, Tract 20, of record in Plat Book 6900, Page 363 and corrected in Book 7147, page 421, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elite Homes, Inc., a Tennessee Corporation, by deed from Mertech Realty, L.P., a Tennessee Limited Partnership, of record in Book 9552, Page 911, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 6326, Page 588, Declaration of Covenants, Conditions and Restrictions in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, Book 9882, page 733, Book 7071, page 460, amended in Book 7146, page 183, Agreement in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411, Book 7147, page 416, Easement in Book 3702, page 250, Charter in Book 6517, page 505, as amended in Book 6921, page 217, Book 6517, page 511, as amended in Book 6921, page 214, Book 7189, page 67, Assignment in Book 9193, page 523, maximum square footage allocations in Book 7147, page 421, Amendment in Book 7436, page 795, and Easements in Book 7240, page 543, 547, 551, 555, 559, 563, 567, 571, 575, 580, 585, 590, 595, 600, 605, 610, 615, Book 7275, page 826, Book 7306, page 127, Book 7306, page 150, Book 7461, page 880, Book 7461, page 884, Book 7461, page 888, Book 7461, page 929, Book 7461, page 934, Book 7461, page 939, Book 7593, page 508, Book 7593, page 531, Book 7593, page 535 and Book 7593, page 570, and all matters shown on the Plan of Record.

unimproved ( )
This is improved (X) property, known as 79 Ravenwood Hills Circle, Nashville, TN 37215
(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 1st day of March 19 96

Elite Homes, Inc., a Tennessee Corporation
By: Peggy Krebs, President
Peggy Krebs, President

STATE OF TENNESSEE

COUNTY OF

BK/PG 9966PG772

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 WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Peggy Krebs and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the President and _____ respectively of the Elite Homes, Inc., the within named bargainor, and corporation, and that she as such President 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 Peggy Krebs as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 1st day of March 19 96.

My commission expires May 16, 1999

_____
Notary Public

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

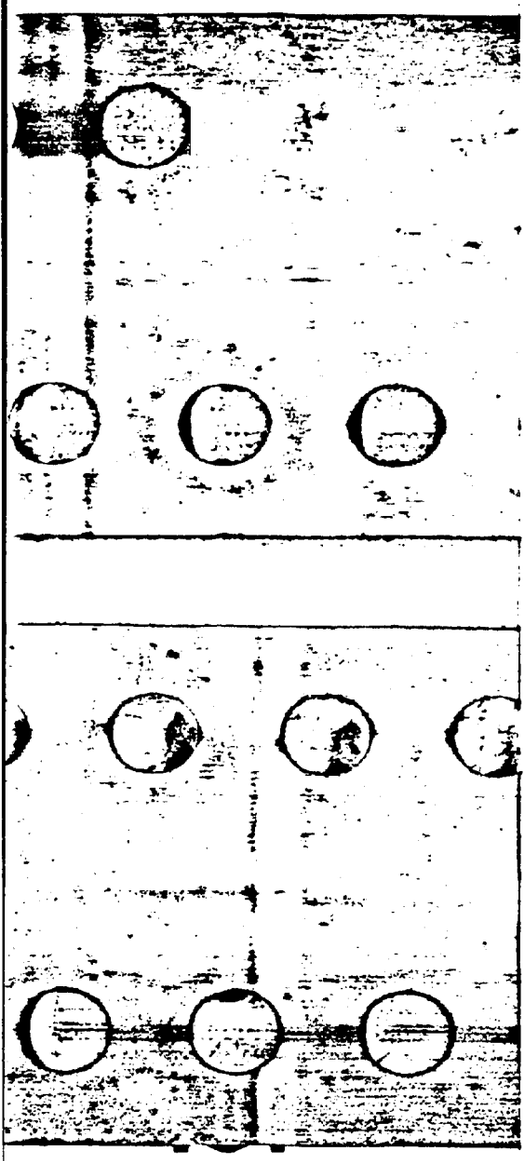
4399 03/04 0101 03CHECK 1083.60

0156395

IDENTIFICATION REFERENCE

96 MAR -4 PM 2:19

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9966 PG 773

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	
				290432.00
			CON TX	1074.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1083.60
			CHECK	1083.60
03/04/96		01	14:24 0001	4399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156395
IDENTIF. # REFERENCE

96 MAR -4 PM 2:19

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1012520