BOOK 9973PG950

Box 60 R.O.D.C.T.

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027
(615) 371-0800

# SPECIAL WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Westminster Homes, Inc.<br>9000 Church Street East<br>Brentwood, TN 37027 | Owner | 161-11-A-136.00CO thru 143.00CO |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 172,259.09 .

Affiant

My Commission Expires:

Subscribed and sworn to before me this 6th day of MARCH, 1996.

Notary Public

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RICHTER DIAL BUILDERS, INC., a Tennessee corporation,** ("Grantor") by these presents does hereby transfer, sell and convey to WESTMINSTER HOMES, INC., a North Carolina corporation, ("Grantee") its successors and assigns, a certain tract or parcel of real property located in DAVIDSON County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Numbers 136 through and including 143, on the Plan of Huntington Ridge Townhouse, of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Richter Dial Builders, Inc., a Tennessee corporation, by Trustee's Deed from William Lamar Newport, Trustee for the Bankruptcy Estate of George W. Holder, Jr., of record in Book 9282, page 350, Register's Office for Davidson County, Tennessee.

This property is known as 5651 Amalie Drive, Nashville, TN 37211.

This conveyance is subject to: Property Taxes for 1996 and subsequent years to Davidson County, Tennessee, a lien but not yet due and payable; Those matters appearing on the Plan of Huntington Ridge Townhouse, of record in Plat Book 4675, page 9, Register's Office, Davidson County, Tennessee; Declaration of Covenants, Conditions, Restrictions, and all matters shown on the Master Deed and By-Laws contained in instrument of record in Book 4729, page 687, Book 4889, page 905, Bok 5394, page 243, and Book 7423, page 762, Register's Office for Davidson County, Tennessee; Storm Water Detention Agreement of record in Book 9732, page 308, Book 9732, page 551, and Book 9775, page 308, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to WESTMINSTER HOMES, INC., its successors and assigns forever.

AND the Grantor does hereby covenant with WESTMINSTER HOMES, INC. that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said WESTMINSTER HOMES, INC. and its successors and assigns, against the lawful claims of all persons whomsoever claiming by or through Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of MARCH, 1996.

GRANTOR:

Richter Dial Builders, Inc., a Tennessee corporation

By: _____
John Larry Dial, President

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, _____, a Notary Public in and for said county and state, the within named John Larry Dial, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of Richter Dial Builders, Inc., a Tennessee corporation, the within named bargainor, and that he as President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 6th day of MARCH, 1996.

My Commission Expires:

July 28, 1997 12/13/99

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

0158385
IDENTIF. # REFERENCE

96 MAR -8 PM 1:38

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

5553 03/08 0101 03CHECK 646.51



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

RECEIVED OF _____

FOR _____

BOOK 9973 PG 952

| | | |
|---|---|---|
| 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 172259.09
CON TX 637.51
PRFEE 1.00
WDEED 8.00
TOTAL 646.51
CHECK 646.51

03/08/96 01 13:11 0001 6553

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

0158385
IDENTIF. ← REFERENCE

96 MAR -8 PM 1:38

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1014649