Realty 48

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

9979 pg 980

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $145,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March 1996

Notary Public

MY COMMISSION EXPIRES: May 16, 1999

(AFFIX SEAL)

My Commission Expires: 5-16-99

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE	MAP-PARCEL NUMBERS
Lou Ann Grosvenor	CTX Mortgage Company	172-15-0-A 074.00
(NAME)	(NAME)	
1212 HOLT HILLS COURT	P.O. BOX 19000	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37211	DALLAS, TX 75219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Claridge Builders Co., LLC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lou Ann Grosvenor

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. 87 on the Plan of Holt Woods, Section Five, 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.

Being part of the same property conveyed to Claridge Builders, Inc. by deed from Hurley-Y, L.P., a TN Limited Partnership, of record in Book 9788, Page 12, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record. Subject to restrictions of record in Book 9570, Page 22 and Book 9745, Page 41; By-Laws in Book 9570, Page 13; Agreement in Book 5707, Page 706 as amended in Book 5720, Page 183; Easement for right of way of Holt Hills Road; Charter in Book 9570, Page 5; all matters shown on the plan of P.U.D. Boundry Addition to Bradford Hills of record in Plat Book 7900, Page 668, and all matters shown on the Plan of Record.

96 MAR 15 AM 9:29
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0160423

unimproved ( ) This is improved (X) property, known as 1212 Holt Hills Court, Nashville, TN 37211
(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 14th day of March, 19 96

Paul E Johnson

Claridge Builders, Inc.
By:
Paul E. Johnson, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9979 PG 981

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul E. Johnson

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and he is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 14th day of March, 1996

Notary Public Teresa L. Beard

My commission expires 05/16/99

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

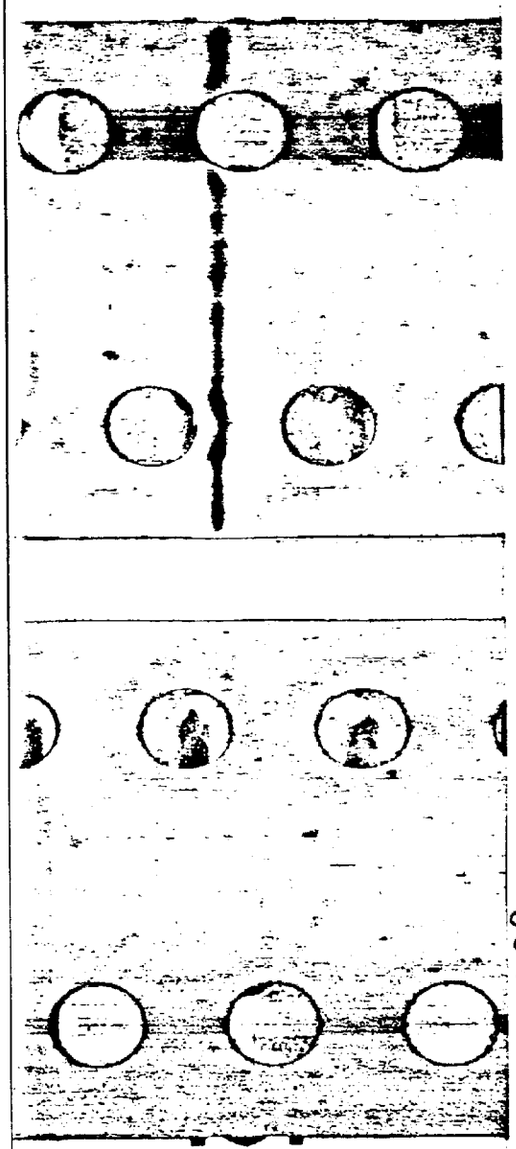
DEED

FROM

TO

Realty Title
Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

8760 03/15 0101 03CHECK 546.98



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

RECEIVED OF _____

FOR _____ BOOK 9979 PG 982

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 145400.00
CON TX 537.98
PRFEE 1.00
WDEED 8.00
TOTAL 546.98
CHECK 546.98

03/15/96 01 09:29 0001 8760

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0160423
IDENTIF. & REFERENCE

96 MAR 15 AM 9:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1016823