48

WARRANTY DEED

BOOK 10005 PG 712

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE
My Commission Expires 6-16-99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April 19 96

Notary Public

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

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 Mortgagee:	MAP-PARCEL NUMBERS
Claridge Builders Co., LLC (NAME)	First Union National Bank (NAME)	Part of 172-208.00
302 Dyer Lane (ADDRESS)	150 Fourth Avenue North (ADDRESS)	Part of 172-162.00
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Hurley-Y, L.P., a Tennessee limited partnership

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. 228 and 230 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 2
Land in Davidson County, TN, being Lots Nos. 55, 56, 59, 60, 96 & 98 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., a Tennessee limited partnership by quitclaim 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 and by quitclaim deed from Fred Yazdian (as to a 1/4 interest) of record in Book 9107, Page 321, Register's Office for Davidson County, TN as to Tract 2. Being part of the same property conveyed to Hurley-Y, L.P. by deed from Marsha E. Puckett, Tina Beatty, Robbie Jo Smithson and Richard C. Argo of record in Book 9663, Page 895, Register's Office for Davidson County, TN. as to Tract 1.

Subject to restrictions of record in Book 9570, Page 22, Book 9745, Page 43, Book 9933, Page 151, Book 9933, Page 153; By-Laws of record in Book 9570, Page 13; Boundary plat in Book 7900, Page 668; Charter in Book 9570, Page 5, and all matters shown on the Plans of Record.

unimproved (X)
improved ( ) property, known as Holt Woods, 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 3rd day of April 19 96

Hurley-Y, L.P., a Tennessee limited partnership
By: Hurley Rd. Land Co., L.P.,
General Partner

Paul E. Johnson

By: Paul E. Johnson,
General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10005 PG 713

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 3rd day of April, 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

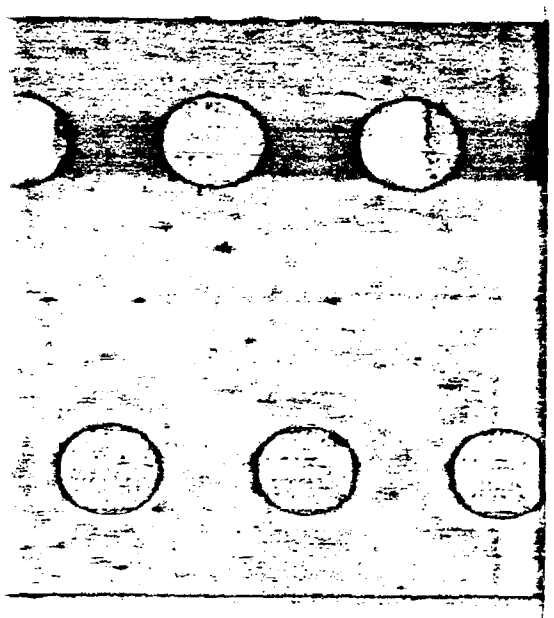
0168098

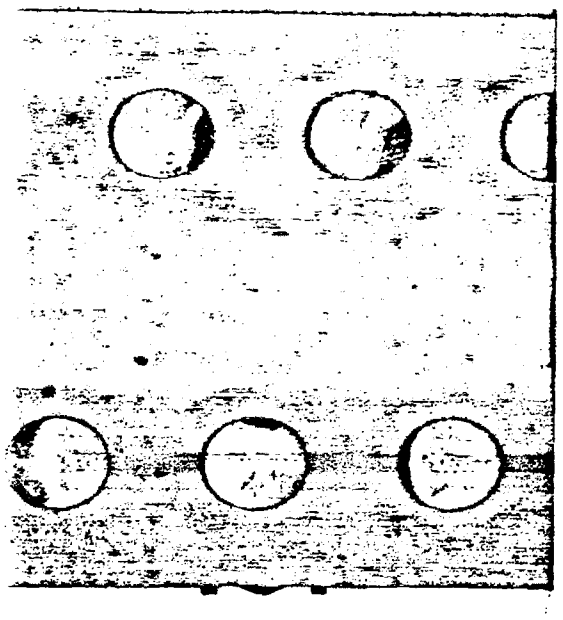
IDENTIF. + REFERENCE

96 APR -4 PM 2:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6980 04/04 0101 03CHECK 904.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10005 PG 714

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
242000.00
CON TX 895.40
PRFEE 1.00
WDEED 8.00
TOTAL 904.40
CHECK 904.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6980

0168098
IDENTIF. ↑ REFERENCE

96 APR -4 PM 2:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024971