Book 48

WARRANTY DEED

10016 PG 776

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,160.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 96

Notary Public

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

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
Kevin T. Birdwell (NAME)	Chase Manhattan Mortgage (NAME)	183-05-O-A 10.00
3517 Pinwheel Drive (ADDRESS)	343 Thornall Street (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Edison, NJ 08837 (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, Claridge Builders Co., LLC, a TN limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin T. Birdwell and wife, Sherry Birdwell

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. 10 on the Plan of October Woods, Phase One, Section Two, of record in Plat Book 7900, Page 909 and amended in Book 9700, pages 54 and 55, 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 Co., LLC, a TN limited liability company, by deed from October Woods, L.P., of record in Book 9846, Page 233, Register's Office for Davidson County, TN.

Subject to declaration of restrictive covenants of record in Book 9840, Page 76, By-Laws in Book 9840, page 267, Easement in Book 8443, page 75, Agreement in Book 9771, page 560, Restrictions in Book 5047, page 661 and Book 5047, page 656 and Charter in Book 9840, page 259, and all matters shown on the Plan of Record.

96 APR 16 AM 11:03

IDENTIFICATION REFERENCE 0171844

unimproved ( )
This is improved (X) property, known as 3517 Pinwheel Drive, Antioch, TN 37013
(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 12th day of April 19 96

Claridge Builders Co., LLC, a TN limited liability company
By: Paul E. Johnson
Paul E. Johnson, Manager

STATE OF TENNESSEE
COUNTY OF

BK 10016 PG 777

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 Paul E. Johnson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Manager and _____ respectively of the Claridge Builders Co., LLC. the within named bargainor, and corporation, and that he as such Manager 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 Paul E. Johnson as such Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 12th day of April 19 96.

My commission expires May 16, 1999

_____
Notary Public

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10016 PG 778

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MT 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
			CHK	
				130160 00
				493 74
				1 00
				1 00
				493 74
				493.74
			[illegible]	[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0171844

IDENTIF. & REFERENCE

96 APR 15 AM 11:03

FELIX Z. WILSON, REGISTER

DAVIDSON CO., TN.

No. 1028988