Realty 48

WARRANTY DEED

BOOK 10033 PG 497

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,300.00

Carolyn Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 96

Notary Public

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

TERESA L. [illegible] NOTARY PUBLIC AT LARGE WILLIAMSON My Commission Expires [illegible]

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
Carolyn Wood and Mark Merryman (NAME)	New Owner (NAME)	172-15-0-A
1728 Andrew Crockett Court (ADDRESS)	(ADDRESS)	073.00CO
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, 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 Carolyn Wood and Mark Merryman

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. 86 on the Plan of Holt Woods, Section Five, of record in Plat 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 Co., LLC, a TN limited liability company, by deed from Hurley-Y, L.P., a TN Limited Partnership, of record in Book 9808, Page 259, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9570, Page 22, Book 9745, Page 41, By-Laws in Book 9570, page 13, Agreement in Book 5707, page 706 as amended in Book 5720, page 183, all matters shown on plan of P.U.D. boundary addition in Plat Book 7900, page 668 and Charter in Book 9570, page 5, and all matters shown on the Plan of Record.

96 MAY -1 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0176898
IDENTIF. ↑ REFERENCE

This is improved (X) unimproved ( ) property, known as 1216 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 30th day of April, 19 96

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

BOOK 10033 PG 498

STATE OF TENNESSEE
COUNTY OF

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 30th day of April 19 96 .

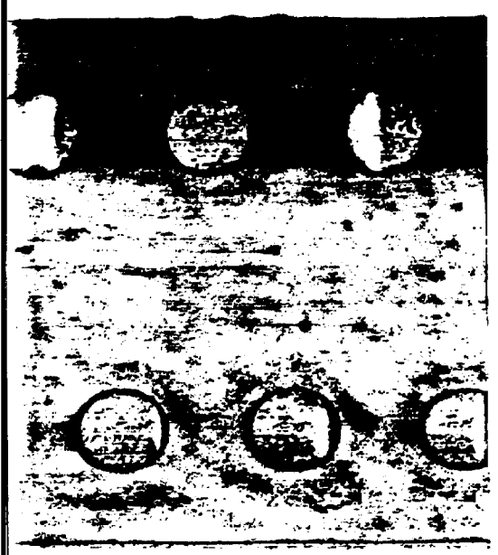
My commission expires May 16, 1999

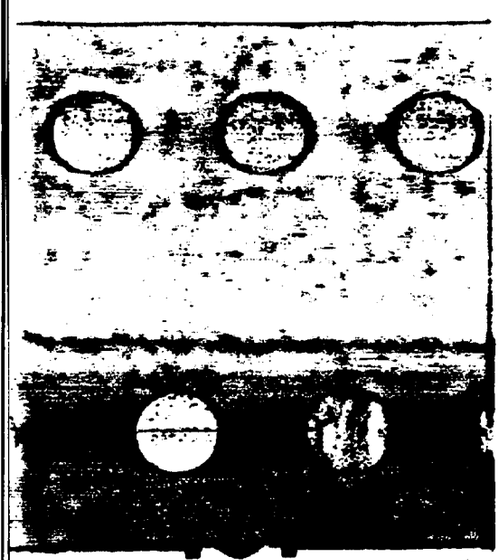
_____
Notary Public

TENNESSEE NOTARY PUBLIC AT LARGE WILLIAMSON

My Commission Expires 6-15-99

6337 05/01 0101 03CHECK 554.01





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

RECEIVED OF _____

FOR _____

BOOK 10033 PG 499

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
147300.00
CON TX 545.01
PRFEE 1.00
WDEED 8.00
TOTAL 554.01
CHECK 554.01

05/01/96 01 10:28 0001 6337

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176898
IDENTIF. ↑ REFERENCE

96 MAY -1 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034375