0184657

IDENTIF. & REFERENCE

WARRANTY DEED

96 MAY 23 PM 4:07

REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY: TUKE YOPP & SWEENEY
SUITE 1100, NATIONSBANK PLAZA, 414 UNION STREET
NASHVILLE, TN 37219.

BOOK 10059 PG 554

GRANTOR: ROBERT WILLIAM HORTON

GRANTEE: CHARLES M. BERTHELOT and wife SANDRA M. BERTHELOT

Address New Owner as Follows:	**Send Tax Bills:**	**Map Parcel No.**
2832 Call Hill Road Nashville, Tennessee	Southeast Mortgage of Tn 565 Marriott Drive, Suite 250 Nashville, TN 37210	172-15A-80 4782 05/23 0101 03CHECK 481.73

****

FOR AND IN CONSIDERATION of ONE HUNDRED TWENTY-SIX THOUSAND SIX HUNDRED EIGHTY-FIVE Dollars ($126,685.00) and other good and valuable consideration, receipt and sufficiency of which are here acknowledged, ROBERT WILLIAM HORTON, hereinafter called the GRANTOR, does hereby bargain, convey, sell and convey to CHARLES M. BERTHELOT and wife SANDRA M. BERTHELOT, hereinafter called the GRANTEES, their heirs, successors and assigns, that certain parcel of real estate located in Davidson County, Tennessee, more fully described in Exhibit A attached hereto and made a part hereof by this reference.

The Property is improved property known as 2832 Call Hill Road, Nashville, Tennessee .

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $ 126,685.00.

Affiant: Chas M. Berthelot

Sworn to and subscribed before me, this 23rd day of MAY, 1996.

Emily B Moore

Notary Public

My Commission Expires: 3R. Commission Expires MAR. 27, 1999

NOTARY PUBLIC AT LARGE

176798.1 5/22/96

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

MELANEE WARREN HORTON, wife of ROBERT WILLIAM HORTON, joins in the execution of this Deed for the sole and limited purpose of conveying such interest, if any, as she may have in the herein described property by reason of her marital relationship to the Grantees herein, without warranties of any kind.

Witness my hand this 23rd day of May, 1996.

Melanee Warren Horton by John C. Tishler attorney-in-fact
MELANEE WARREN HORTON, by John C. Tishler, attorney-in-fact

Robert William Horton, by John C. Tishler attorney-in-fact
ROBERT WILLIAM HORTON, by John C. Tishler, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of May, 1996, before me personally appeared John C. Tishler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ROBERT WILLIAM HORTON and acknowledged that he executed the same as the free act and deed of ROBERT WILLIAM HORTON.

Witness my hand, at office, this 23rd day of May, 1996.

Emily B Moore
Notary Public

My Commission Expires: My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of May, 1996, before me personally appeared John C. Tishler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MELANEE WARREN HORTON and acknowledged that he executed the same as the free act and deed of MELANEE WARREN HORTON.

Witness my hand, at office, this 23rd day of May, 1996.

Emily B Moore
Notary Public

My Commission Expires: My Commission Expires MAR. 27, 1999

176798.1 5/22/96

BOOK 10059 PAGE 556

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Holt Woods, Section One, of record in Plat Book 7900, pages 878 and 879, Register's Office for said county to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert William Horton by deed from Claridge Builders Co., Inc., of record in Book 9788, page 42, Register's Office for Davidson County, Tennessee, and having the same legal description as contained therein.

EXHIBIT B

Encumbrances

1. Taxes for 1996 and subsequent years.

2. Restrictions of record in Book 9570, page 22, Register's Office for Davidson County, Tennessee.

3. By-Laws of record in Book 9570, page 13, said Register's Office.

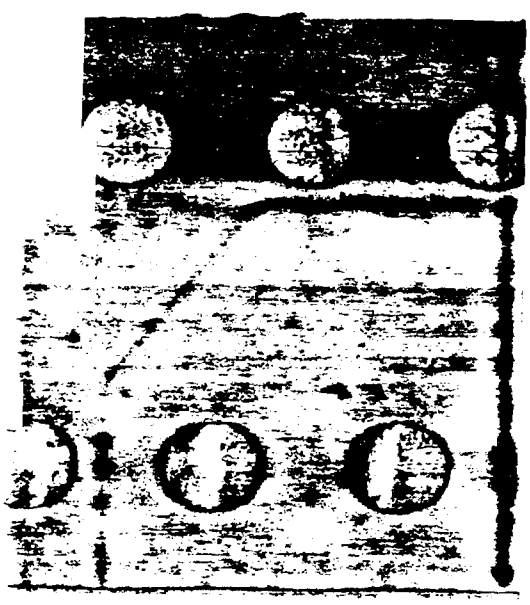
4. All matters shown on the Plan of record in Book 7900, pages 878 and 879, said Register's Office; all other easements, setback lines and notes, to which plan reference is hereby made.

5. Terms and Conditions of a joint roadway, use and maintenance agreement of record in Book 5707, page 706, as amended in Book 5720, page 183, said Register's Office.

6. Easement for right of way of Holt Hills Road lying within the boundaries of the premises.

7. All matters shown on the plan of P.U.D. Boundary Addition to Bradford Hills of record in Plat Book 7900, page 668, said Register's Office.

8. Deed of Trust in the original amount of $125,700.00 held by Southeastern Mortgage Of Tennessee, Inc. of record in Book 9788, page 45, said Register's Office as assigned to Norwest Mortgage, Inc. by instrument of record in Book ____, page_____, said Register's Office.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

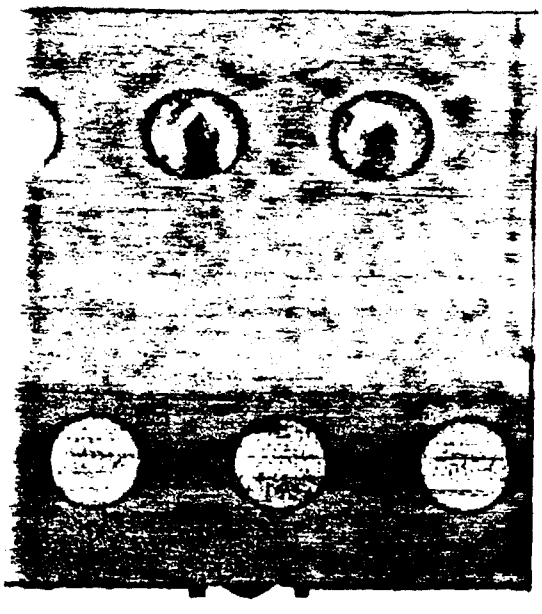
RECEIVED OF _____

FOR _____

BOOK 10059 PG 557

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 26685.00
CON TX 468.73
PRFEE 1.00
WDEED 12.00
TOTAL 481.73
CHECK 481.73

05/23/96 01 16:17 0001 4782

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0184657
IDENTIF. ↑ REFERENCE

96 MAY 23 PM 4:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1042708