44

BOOK 10085 PG 584

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $28,000.00.

Affiant

Subscribed and sworn before me, this 23rd day May, 1996.

Notary Public

My Commission Expires: 7-[illegible]

96 JUN 13 PM 1:37
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin, PLLC
230 Fourth Avenue, North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Avalene E. Cass Laura Cass Connie Cass 3911 Plantation Drive Hermitage, TN 37076	SAME	Part of Map 136, Parcels 7, 163, 164

[illegible] 06/13 0101 030HEDK 120.60

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BAYVIEW VENTURE,** a Tennessee joint venture, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **AVALENE E. CASS, LAURA CASS and CONNIE CASS,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being Lot 64 of Section One, Bayview, not yet of record, and being the property of Bayview Venture as of record in Book 9281, page 876, Register's Office for Davidson County, Tennessee, and being bounded on the north by the south right-of-way line of Harbor Lights Drive, on the east and south by Avalene E., Laura, and Connie Cass as of record in Book 7830, page 221, and on the west by Lot 20 and 21 of Section One Bayview, being the property of Bayview Venture as of record in Book 9281, page 876, and being more particularly described as follows:

Beginning at an iron rod in the south right-of-way line of Harbor Lights Drive at a common corner with Cass;

Thence with Cass south 02 deg. 05 min. 44 sec. west, 147.58 feet to an iron rod;

Thence north 72 deg. 35 min. 10 sec. west 95.58 feet to an iron rod in the west property line of Lot 20;

Thence with Lot 20 north 23 deg. 32 min. 05 sec. east 24.11 feet to concrete monument at a corner common with Lot 21;

Thence with Lot 21 north 10 deg. 30 min. 08 sec. west, 106.68 feet to an iron rod in the south right-of-way line of Harbor Lights Drive;

Thence with Harbor Lights Drive, with a curve to the left, the central angle of which is 07 deg. 18 min. 24 sec., the radius of which is 533.67 feet, the chord of which is south 83 deg. 09 min. 04 sec. east, 68.01 feet, an arc length of 68.06 feet to the point of beginning, containing 10,869 square feet (0.250 acres more or less), according to the survey of Cherry Land Surveying, 700 Craighead Street, Nashville, Tennessee 37204, dated May 5, 1994.

Being part of the same property conveyed to Bayview Venture, a Tennessee joint venture from First Security Bank of Tennessee by Warranty Deed of record at Book 9281, page 876, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1996 Metro taxes, a lien not yet due and payable which shall be paid by Grantor prior to the time such become delinquent.

This is unimproved property.

It is an express condition and restriction running with the land of the property subject hereto that the subject property shall be and is made subject to the Declaration of Covenants, Conditions and Restrictions or other document setting forth restrictions and covenants for Bayview, Section One, provided that the Declaration of Covenants, Conditions and Restrictions, or other such documents, shall be applicable to the subject property only at such time as a residence is constructed thereon which fronts onto the subdivision street to be constructed abutting proposed Lot 64, Bayview, Section One. Grantees shall execute such instruments and documents, and take such actions as Grantor shall reasonably request to subject the property to such covenants and the plat when such are placed of record. By their signatures below, Grantees acknowledge and confirm their agreement to this effect.

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 the undersigned does covenant with the said Grantees that it is 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 it does further covenant and bind itself, its successors 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 our hands this 23rd day of May, 1996.

BAYVIEW VENTURE,
a Tennessee joint venture

By: _____
William A. Kottas, venturer

By: Harry Demetros
Harry Demetros, venturer

By: Steven G. Cates
Steven G. Cates, venturer

Avalene E. Cass
Avalene E. Cass

Laura Cass
Laura Cass

Connie Cass
Connie Cass now Connie Cass O'Connell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM E. KOTTAS,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a venturer of the maker or a constituent of the maker and 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, this 23rd day of May, 1996.

Judy Martin
Notary Public

JUDY MARTIN NOTARY PUBLIC AT LARGE DAVIDSON CO.

My Commission Expires: 7-18-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HARRY DEMETROS,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a venturer of the maker or a constituent of the maker and 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, this 23rd day of May, 1996.

Judy Martin
Notary Public

JUDY MARTIN NOTARY PUBLIC AT LARGE

My Commission Expires: 7-18-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN G. CATES,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a venturer of the maker or a constituent of the maker and 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, this 23rd day of May, 1996.

Judy Martin
Notary Public

My Commission Expires: 7-18-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AVALENE E. CASS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17 day of May, 1996.

Judy C. Dedrick
Notary Public

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURA CASS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of May, 1996.

Ora C. Loyd
Notary Public

My Commission Expires: 7-24-99

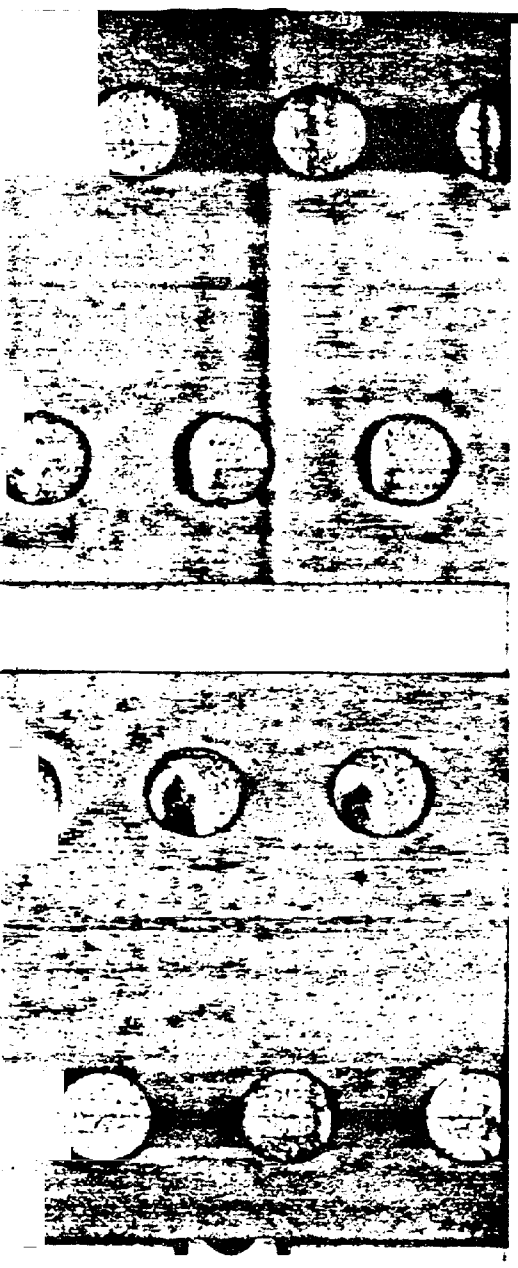
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CONNIE CASS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of May, 1996.

Joan E. Harding
Notary Public

My Commission Expires: MY COMMISSION EXPIRES MARCH 14, 1999



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10085 PG 588

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 28000.00
CON TX 103.60
PRFEE 1.00
WDEED 16.00
TOTAL 120.60
CHECK 120.60

06/13/96 01 13:43 0001 2996

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0192281
IDENTIF. & REFERENCE

96 JUN 13 PM 1:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1050815