48
Realty

WARRANTY DEED

BOOK 10163 PG 561

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,900.00

Chad Everett Cowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 19 96

Notary Public

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

TERESA L. WILLIAMS NOTARY PUBLIC AT LARGE TENNESSEE

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
Chad Everett Cowan (NAME)	NationsBanc Mortgage Corporation (NAME)	183-05-0-A
3513 Pinwheel Drive (ADDRESS)	P. O. Box 353 (ADDRESS)	011.00CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chad Everett Cowan and wife, Angel Albright Cowan

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. 11 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 and Book 10010, page 50, 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.

02 17800
IDENTIF. & REFERENCE

96 AUG 26 AM 8:05
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3513 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 22nd day of August 19 96

Claridge Builders Co., LLC
By: Paul E. Johnson
Paul E. Johnson, Manager

BOOK 10166 PG 562

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 _____.

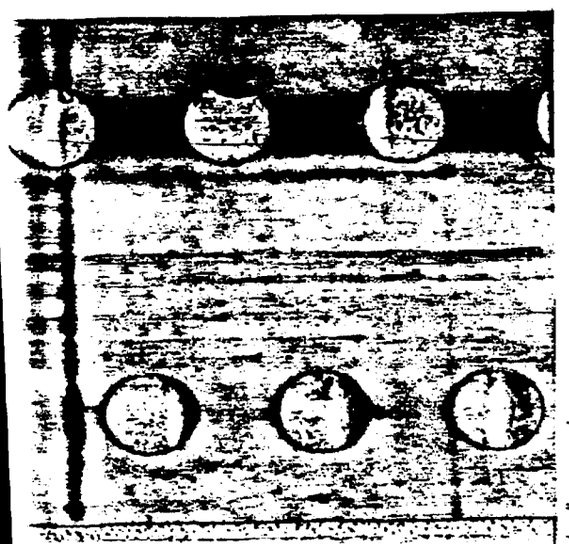
Witness my hand and official seal at office at Brentwood, TN on this the 22nd day of August 19 96 .

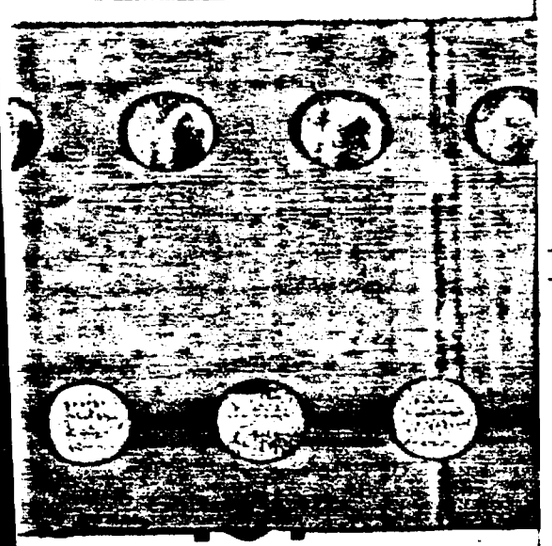
My commission expires May 16, 1999 _____
Notary Public

TERESA L. BEARD
NOTARY PUBLIC
AT
LARGE
TENN.
My Commission Expires 5-16-99

0492 08/26 0101 03CHECK

448-53





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

RECEIVED OF _____

FOR _____

BOOK 10166 PG 563

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
126900.00
CON TX 469.53
PRFEE 1.00
WDEED 8.00
TOTAL 478.53
CHECK 478.53

08/26/96 01 08:11 0001 0492

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0217800
IDENTIFICATION REFERENCE

96 AUG 26 AM 8:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1022787