0224632

BOOK 10183 PG 498 IDENTIF. # REFERENCE

Prepared by and mail to: A. Harrison Johnson, Jr.
Attorney at Law
213 Fifth Avenue North
Nashville, TN 37219

96 SEP 12 PM 3:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norman A. Daniel and wife SAME		132-5-A/165(1)
____ (NAME)	(NAME)	
4225 Savannah Place		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $259,300.

Subscribed and sworn to before me, this the 11th day of September, 1996.

Norman A Daniel
Affiant

My Commission Expires: April 14, 1997

(Affix Seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations, the receipt of which from the undersigned **NORMAN A. DANIEL and wife, BARBARA A. DANIEL** (the "Grantees" herein) is hereby acknowledged, the undersigned **DUDLEY WARNER PROPERTIES, LLC**, a Tennessee limited liability company (the "Grantor" herein), has this day bargained and sold, and does hereby transfer and convey unto the said **NORMAN A. DANIEL and wife, BARBARA A. DANIEL** (the "Grantees" herein) and to their heirs, administrators, successors and assigns, all of its right, title and interest in and to the following real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being 4225 Savannah Place, as shown on Plat of record in Book 9700, page 235, Register's Office for Davidson County, Tennessee,(which modifies the Plan of Jewell Estates, as of record in Plat Book 9700, page 14, Register's Office for Davidson County, Tennessee), and being further described in Savannah Place Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 10183, page 71, said Register's Office; together with a nonexclusive private easement for ingress and egress over and upon a private driveway constructed over and upon the strip of land running from the Savannah Place road frontage of Lot 5, Jewell Estates, back to 4225 Savannah Place, being that roadway easement reserved to the Owners of Lot 5, Jewell Estates, as described in Deed to Mark C. Black and wife, of record in Book 10052, page 8, said Register's Office; and together with that certain private utility easement described in the said deed to Mark C. Black and wife, of record in Book 10052, page 8, said Register's Office.

Being part of the property conveyed to:

Lot No.	Grantor	Grantee	Book/Page
1.	Hoffman, Ira L. etux	Warner, Dudley etux	5905/549
	George, David W. etux	Warner, Dudley	7002/741
	Shelby, Bille E.	Warner, Dudley II	5836/988
2.	Hoffman, Ira L. etux	Warner, Dudley etux	5905/549
3.	Hoffman, Ira L. etux	Warner, Dudley etux	5905/549
4.	Hoffman, Ira L. etux	Warner, Dudley etux	5905/549
	Richey, Jan P. etux	Warner, Dudley,II	5860/951
5.	Hoffman, Ira L. etux	Warner, Dudley etux	5905/549
	Richey, Jan P. etux	Warner, Dudley,II	5860/951

by deeds of record in the above Books and Pages in the Register's Office for said County. Being part of the same property conveyed to the Grantor herein by deed of record in Book 10052, page 1, said Register's Office.

This is improved property, known as No.4225 Savannah Place, Nashville, Tennessee 37204.

Further, this conveyance is subject to:

1. 1996 taxes, which have been prorated and assumed by Grantee.

2. Matters shown on any Plans or Plats of record in Book 9700, page 235, (including the private roadway serving Lot 5, Jewell Estates running from the public road shown as "Savannah Place", which is a common element of the Savannah Place Homeowners' Association) and Book 9700, page 14, and in Book 5190, page 699 and page 663, said Register's Office.

3. All covenants, conditions and restrictions and matters of record, and any restrictive covenants, including those shown on Book 1786, page 501, and in Book 1969, page 609, and in Book 2154, page 458, and in Book 3529, page 623, and in Book 10052, page 8, said Register's Office and any sewer easements, including that of record in Book 4100, page 127, said Register's Office.

4. This conveyance is subject to the matters shown on Plat of record in Book 9700, page 235, Register's Office for Davidson County, Tennessee, (which modifies the Plan of Jewell Estates, as of record in Plat Book 9700, page 14, Register's Office for Davidson County, Tennessee), and the matters, terms, conditions, covenants, liens, maintenance fees, assessments, and other charges, burdens, options, and other undertakings, the rights of others and the easements as set out in the Savannah Place Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 10183, page 71, said Register's Office, as well as those set out in the accompanying Bylaws in Book 10183, page 112, said Register's Office.

5. The terms and conditions of the Horizontal Property Act of Tennessee.

By acceptance of this deed of conveyance, the Grantees agree to abide by the terms and conditions of the Master Deed and Declaration for the Savannah Place Homeowners' Association, and all amendments thereto, the By-Laws, and the rules and regulations of the Savannah Place Homeowners' Association .

TO HAVE AND TO HOLD the said interest in said real estate, with the appurtenances, estate, title and interest thereto belonging to the said **NORMAN A. DANIEL and wife, BARBARA A. DANIEL** (the "Grantees" herein) and to their heirs, administrators, successors and assigns, forever.

And the Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said interest in said real estate in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said interest in said real estate to the said Grantees, their heirs, administrators, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. The terms and conditions hereof shall inure to the benefit of and bind the heirs, administrators, successors and assigns of the parties hereto.

Witness our hands this 11th day of September, 1996.

DUDLEY WARNER PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Dudley Warner, its Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

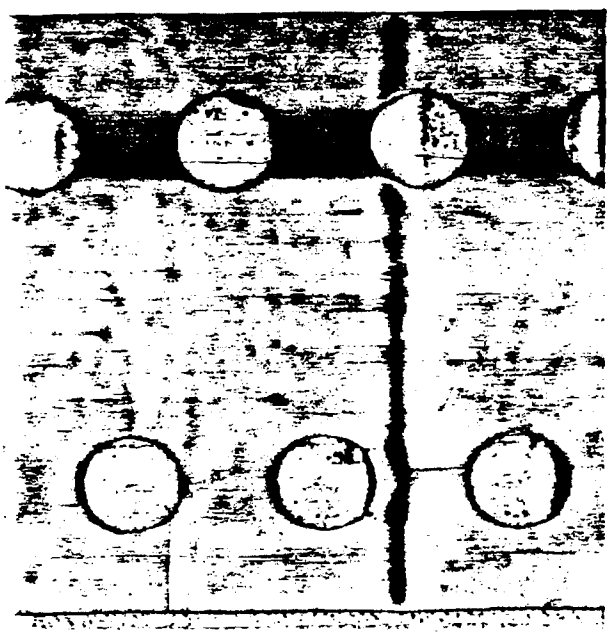
Before me, a notary public in and for said State and County, duly commissioned and qualified, personally appeared Dudley Warner (also known as Dudley Warner II), with whom I am personally acquainted (or proved to me on satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of DUDLEY WARNER PROPERTIES, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

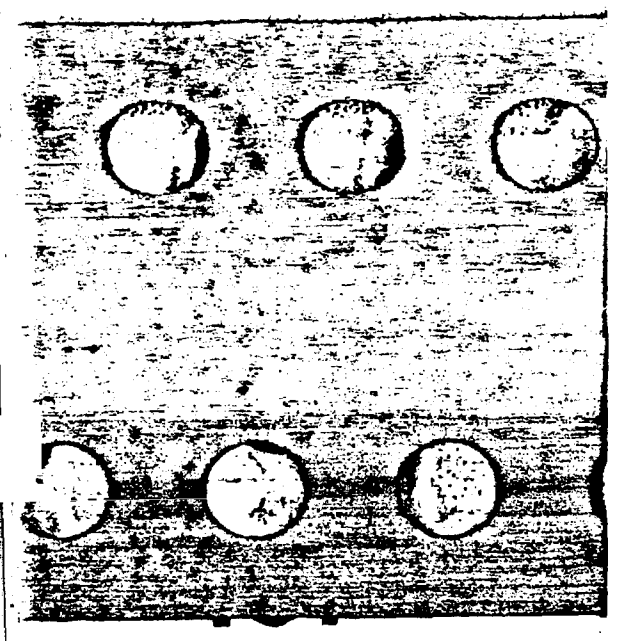
WITNESS my hand and seal at Nashville, Tennessee, this 11th day of September, 1996.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 14, 1997.

7825 09/12 0101 03CHECK 976.41





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10189 PG 502

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 259300.00
CON TX 959.41
PRFEE 1.00
WDEED 16.00
TOTAL 976.41
CHECK 976.41

09/12/96 01 15:08 0001 7825

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0224632
IDENTIF. ↑ REFERENCE

96 SEP 12 PM 3:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1030280