Book 36 PLD

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 10197 PG 64

WARRANTY DEED

Name and Address of New Owner:
Charles R. Kaelin, Jr.,
Patricia Kaelin
1112 Safety Harbor Cove
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

Street Address of Subject Property:		Map-Parcel No:
1420 Shannon Place	-113	64-3-B-130
1661 Rachel Way	-112	64-3-B-140
1516 Eastover Place	-120	64-3-A-111
1512 Eastover Place	-121	64-3-A-112
Old Hickory, Tn 37138		

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRANDYWINE POINTE PARTNERS, L.P.,** A Tennessee Limited Partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **CHARLES R. KAELIN, JR., AND WIFE, PATRICIA KAELIN** hereinafter called "GRANTEE" their heirs and assigns, a certain tract or pracel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO.

The conveyance of the above described parcel of land is subject to the following:

1. Declaration of Covenants, Conditions and Restrictions of record in Book 10119, PAGE 188; Book 10160, page 238 and Book 10160, page 241, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Plan of Phase Nine Brandywine Pointe, as of record in Book 9700, page 184; Phase Ten, Section One, as of record in Book 9700, page 217; Phase Ten Section Two, as of record in Book 9700, page 218, Register's Office for Davidson County, Tennessee.

3. 1996 taxes, a lien but not yet due and payable.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, its successors 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 its hand this 18th day of September 1996, by its duly authorized partner.

BRANDYWINE POINTE PARTNERS, L.P.,
A Tennessee Limited Partnership

BY: Brandywine Pointe Company,
A Tennessee Corporation,
Its General Partner

BY: G. Keeling Turner, III
G. Keeling Turner, II
President

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **G. Keeling Turner II,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the president of Brandywine Pointe Company, a Tennessee corporation, and general partner of Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, the within named bargainor, and that as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18 day of September, 1996.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

Notary Public

My commission expires:

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer $265,000.00.

Affiant

Subscribed and sworn to before me, this the 18 day of September, 1996.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

Notary Public

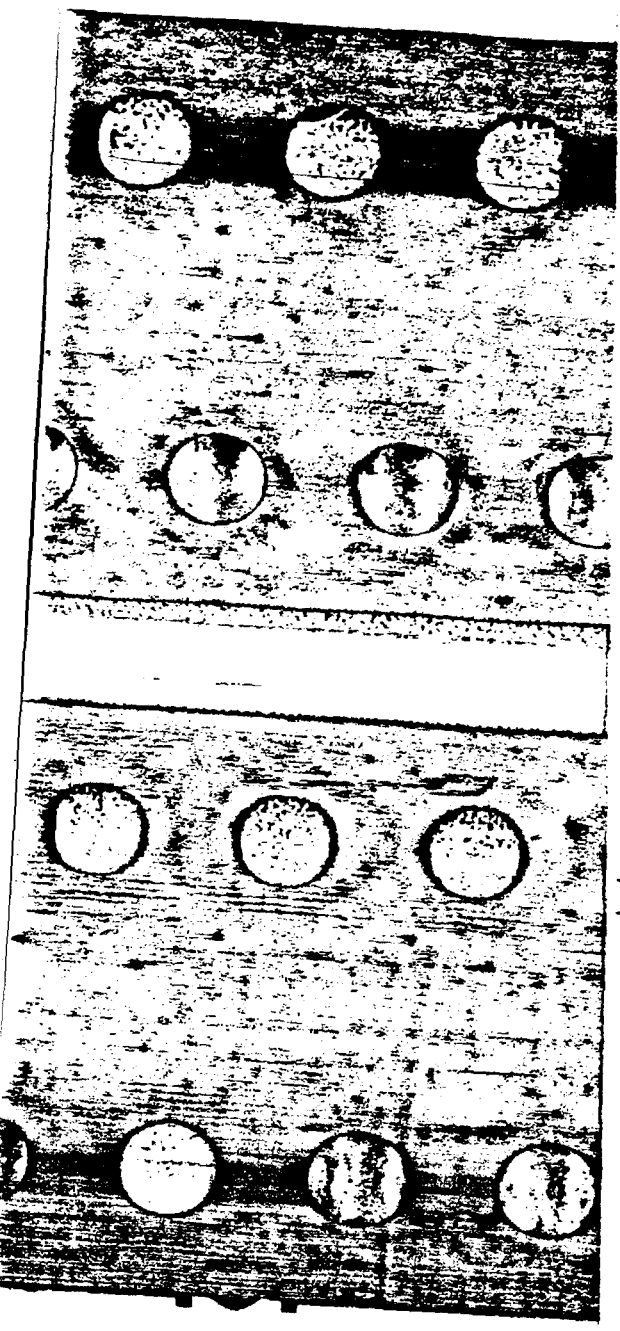
My commission expires:

SCHEDULE A

Land in Davidson County, Tennessee, bieng Lot No. 113 on the Plan of Phase Nine, Brandywine Pointe, as of record in Book 9700, page 184, Register's Office for Davidson County, Tennessee; Lot No. 112 on the Plan of Phase Ten, Section One, Brandywine Pointe, as of record in Book 9700, page 217, Register's Office for Davidson County, Tennessee; and Lots Nos. 120 and 121 on the Plan of Phase Ten, Section Two, Brandywine Pointe, as of recrod in Book 9700, page 218, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, by deed of record in Book 8315, page 759, Register's Office for Davidson County, Tennessee.

0227223
IDENTIF. A REFERENCE
96 SEP 19 PM 4:03
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
0581 09/19 0101 03CHECK 997.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10197 PG 68

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	265000.00
			CDN TX	980.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	997.50
			CHECK	997.50

09/19/96 01 16:07 0001 0581

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227223
IDENTIF. ↑ REFERENCE

96 SEP 19 PM 4:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1033002