48

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

BOOK 10213 PG 768

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 00.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, THIS THE 2nd DAY OF October 96

Notary Public

MY COMMISSION EXPIRES: OCTOBER 26, 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul E. Johnson (NAME)	New Owner (NAME)	172-15-a-85.00
3908 October Woods Drive (ADDRESS)	(ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(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 Paul E. Johnson

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, Tennessee, being Lot No. 20 on the Plan of the Resubdivision of Lot 20 and Open Space, Section One, Holt Woods, as shown on the Plan of Record in Book 8250, Page 433, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by quitclaim deed from J & Y, L.P., a Tennessee limited partnership and Hurley-Y, L.P., a Tennessee limited partnership to Claridge Builders Co., LLC, of record in Book 9764, Page 343, said Register's Office.

Subject to Restrictions of record in Book 9570, Page 22; By-Laws of record in Book 9570, Page 13; Agreement in Book 5707, Page 706, Book 5720, Page 183; PUD Boundary of record in Book 7900, Page 668; Charter in Book 9570, Page 5 and all matters shown on the Plan of Record.

96 OCT -3 AM 9:50
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0232403
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as Lot 20, Holt Woods, Section One, Nashville, TN 37211
(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 2nd day of October 19 96

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

BOOK 10213 PG 769

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

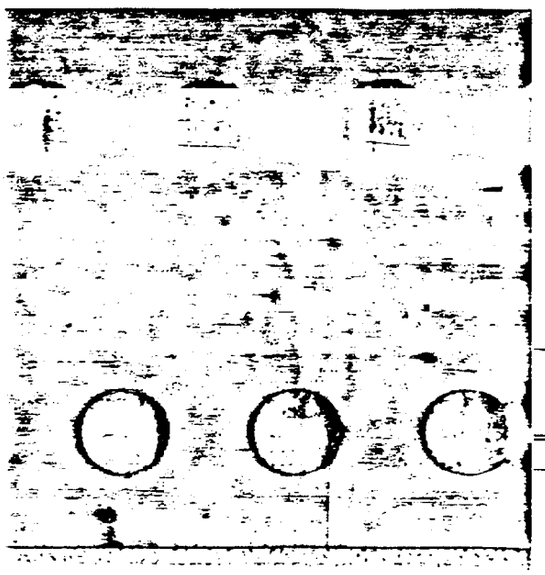
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Paul E. Johnson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the Claridge Builders Co., LLC the within named bargainor, and corporation, and that he as such Chief 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 Chief Manager, and attesting the same by the said _____ as such _____.

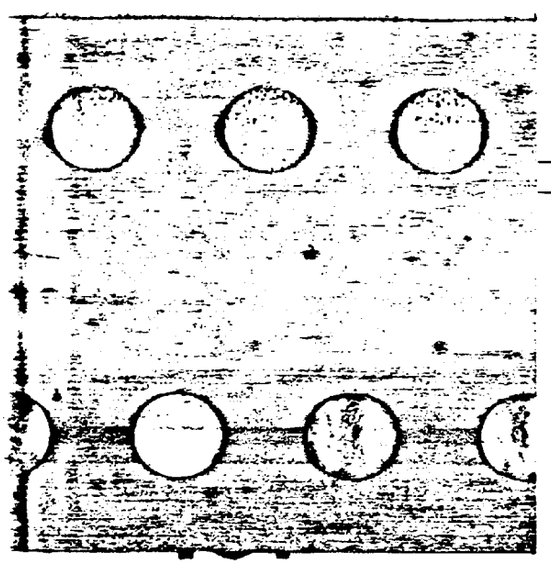
Witness my hand and official seal at office at Brentwood, TN on this 2nd day of October 19 96.

My commission expires October 26, 1998

MICHAEL T. BATES NOTARY PUBLIC AT LARGE Notary Public WILLIAMSON CO., TENN.

5049 10/23 2:01 03CHECK





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10213 PG 770

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
				142500.00
				CON TX 527.25
				PRFEE 1.00
				WDEED 88.00
				~~TOTAL 616.25~~
				CHECK 616.25
			10/03/96 01	09:53 0001 6049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VOID
WDEED 88.00-
WDEED 8.00
~~TOTAL 80.00-~~
~~CHECK 80.00-~~
10/03/96 01 09:54 0001 6050

Total 536.25

0232403
IDENTIFICATION REFERENCE

96 OCT -3 AM 9:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6050 10/03 0101 03 CHECK ~~80.00-~~

N° 1073125

No. [redacted]