60

This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 10230 PG 273

ADDRESS NEW OWNER:
Craig E. Deitschmann
5301 Windypine Dr.
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 172-3
GROUP B
PARCEL 14.00 CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Richter Dial Builders, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Craig E. Deitschmann, married, hereinafter called the Grantee, his 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. 14 on the Plan of The Woodlands, Phase 2, of record in Book 6900, page 635, said Register's Office.
>
> Being a part of the same property conveyed to Richter Dial Builders, Inc. by deed from Meritbanc Development Corporation of record in Book 8671, page 388, Register's Office for Davidson County, Tennessee.

This is improved property known as 5301 Windypine Dr., Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises, and real property taxes for 1997 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Craig E. Deitschmann, married, his heirs and assigns, forever; and Richter Dial Builders, Inc., does covenant with the said Grantee 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 successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand of a duly authorized officer this the 18th day of October, 1996.

Richter Dial Builders, Inc.

By: _____
R. Douglas Richter

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared R. Douglas Richter, 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 Richter Dial Builders, Inc., the within named bargainor, a corporation, and that he as such President, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such President.

Witness my hand and official seal at Brentwood, Tennessee, this the 18th day of October, 1996.

_____
NOTARY PUBLIC

My Commission Expires: ~~March 2, 1998~~
9/28/97

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 211,250.00.

_____
AFFIANT

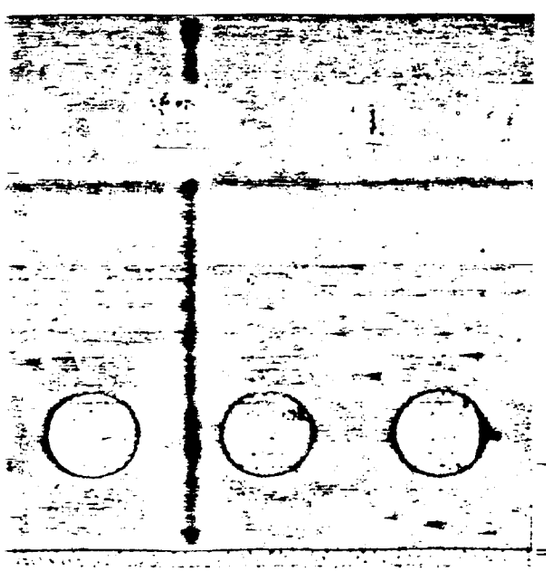
Subscribed and sworn to before me
this 18th day of October, 1996.

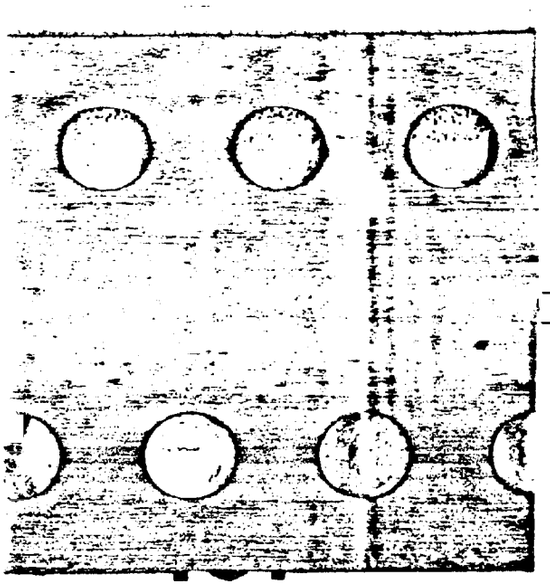
_____
NOTARY PUBLIC
My Commission Expires: ~~March 2, 1998~~
9/28/97

1731 10/18 0101 03CHECK 790.63

0237719
IDENTIF. & REFERENCE

96 OCT 18 PM 3:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10230 PG 275

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	
				211250.00
			CON TX	781.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	790.63
			CHECK	790.63
10/18/96	01		15:45 0001	1731

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0237719
IDENTIF. ↑ REFERENCE

96 OCT 18 PM 3:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1078734

No. [redacted]