Book 36 PLB
14183-A

RE-RECORD

BOOK 10237 PG 629

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

BOOK 10182 PG 374

WARRANTY DEED

Name and Address of New Owner: David Morris Susan Morris 4144 Brandywine Pointe Boulevard Old Hickory, Tennessee 37138	4367 10/25 0101 03CHEC 16.00
Send Tax Bills To: New Owner	
Street Address of Subject Property: 4144 Brandywine Pointe Blvd. Old Hickory, Tn 37138	Map-Parcel No: 64-3-B Part of Parcel 35

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 **DAVID MORRIS AND WIFE, SUSAN MORRIS** hereinafter called **"GRANTEES"** their successors and assigns, a certain tract or pracel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED HEREIN BY REFERENCE

Being part of the same 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.

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 8676, page 589, as amended in Book 9010, page 627, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Resubdivision of Lots 221, 222, & 223 on the Final Plat of Phase Three Section One Brandywine Pointe, as of record in Book 9700, page 181, said Register's Office.

THIS INSTRUMENT IS BEING RE-RECORDED FOR THE PURPOSE OF CORRECTING THE ADDRESS OF NEW OWNER AND PROPERTY AS 4144 BRANDYWINE POINTE BOULEVARD, OLD HICKORY, TN 37138 RATHER THAN AS ORIGINALLY SHOWN.

RE-RECORD

BOOK 10237 PG 630

BOOK 10182 PG 375

3. 1996 Metropolitan Davidson County taxes which have been prorated between the parties and assumed by the Grantee.

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 29th day of August, 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 II

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 29th day of August, 1996.

D. Beauchamp

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-20-96

RE-RECORD

BOOK 10237 PG 631

BOOK 10182 PG 376

TE OF TENNESSEE]

COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer $27,500.00.

Affiant

Subscribed and sworn to before me, this the 29th day of August, 1996.

NOTARY PUBLIC

My commission expires: 11-20-96

EXHIBIT "A"

SURVEYOR'S DESCRIPTION
OF A PORTION OF LOT 222
BRANDYWINE POINTE
(Adjacent to Lot 223)

BOOK 10182 PG 377

Being the northerly portion of Lot 222 on the Final Plat of Brandywine Pointe Phase Three, Section One, of record in Plat Book 7900, page 405, R.O.D.C., and being more particularly described as follows:

Beginning at an iron rod in the easterly right-of-way of Brandywine Pointe Boulevard at the southwesterly corner of Lot 223 on the aforementioned Final Plat of Phase Three Section One;

Thence South 65°21'00" East, 187.37 feet to an iron rod at the southeasterly corner of the abovementioned Lot 223;

Thence South 7°58'00" West, 15.66 feet to an iron rod;

Thence South 4°33'00" West, 24.25 feet to an iron rod;

Thence North 69°29'34" West, 193.70 feet to an iron rod in the easterly right-of-way of Brandywine Pointe Boulevard;

Thence with said easterly right-of-way as follows:

North 15°00'00" East, 31.26 feet to an iron rod; Northeasterly with a curve to the right 21.05 feet to the beginning, said curve having a radius of 125.00 feet, a central angle of 9°39'00" and a chord of 21.03 feet at North 19°49'30" East;

Containing 0.198 acre, more or less, and being a portion of property conveyed by deed to Brandywine Pointe Partners, L.P., of record in Book 8315, page 759, R.O.D.C., and being the northerly portion of Lot 222 on the Final Plat of Brandywine Pointe Phase Three, Section One, of record in Plat Book 7900, page 405, R.O.D.C.; said Lot 222 being abandoned by the Resubdivision of Lots 221, 222 and 223 on the Final Plat of Phase Three Section One Brandywine Pointe, of record in Plat Book 9700, page 181, R.O.D.C., and the portion described herein being added to Lot 223.

RE-RECORD BOOK 10237 PG 632

RE-RECORD

96 OCT 25 PM 2:56
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0240141
IDENTIFICATION REFERENCE

96 SEP -6 PM 3:13
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0222390
IDENTIFICATION REFERENCE

5430 09/06 0101 03CHECK 118.75