#48

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

TERESA L. [illegible] NOTARY PUBLIC AT LARGE WILLIAMSON [illegible] My Commission Expires

BOOK 10260 PG 6

**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 |
|---|---|---|
| Claridge Builders Co., LLC (NAME) | First Union National Bank (NAME) | Part of 172-00- |
| 3908 October Woods Drive (ADDRESS) | 150 Fourth Avenue North (ADDRESS) | 211, 214, 215, |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | 216 and 217 |

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, Hurley-Y, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claridge Builders Co., LLC

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:

Tract 1
Land in Davidson County, TN, being Lot No. 19 on the Plan of Section Two, Holt Woods, of record in Plat Book 9700, Page 277, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tract 2
Land in Davidson County, TN, being Lots Nos. 199, 210, 216, 218 and 222 on the Plan of Section Ten, Holt Woods, of record in Plat Book 9700, Pages 281 and 282, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Hurley-Y, L.P., by quitclaim deed from Hurley Rd. Land Co., L.P. (as to a 3/4 interest) of record in Book 9107, Page 321, Register's Office for said County and by quitclaim deed from Fred Yazdian (as to a 1/4 interest) of record in Book 9107, Page 325, Register's Office for said County as to Tract 1; and being part of the same property conveyed to Hurley-Y, L.P. by deeds from Marsha E. Puckett, Tina Beatty, Robbie Jo Smithson and Richard C. Argo of record in Book 9663, Page 895 and in Book 9957, Page 499, said Register's Office and by deeds from Marsha E. Puckett, Tina Beatty and Richard C. Argo of record in Book 9653, Page 898 and in Book 9957, Page 503, said Register's Office as to Tract 2.

Subject to restrictions of record in Book 9570, Page 22, Book 10256, Page 504, Book 10256, Page 506; By-Laws in Book 9570, Page 13; Charter in Book 9570, Page 5; all matters shown on the PUD Boundary Addition to Bradford Hills in Book 7900, Page 668, and all matters shown on the Plans of Record.

unimproved ( X )
This is improved ( ) property, known as Lot 19, Sec. 2 & Lots 199, 210, , Nashville, TN
(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 14th day of November 19 96

Hurley-Y, L.P.
By: Hurley Rd. Land Co., L.P.,
General Partner

Paul E Johnson

By: Paul E. Johnson,
General Partner

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 with whom I am personally acquainted and who upon his oath acknowledged himself to be the General Partner of Hurley Rd. Land Co., L.P., a TN limited partnership, the General Partner of October Woods, L.P., a TN limited partnership, the within named bargainor, and that he as such General Partner of Hurley Rd. Land Co., L.P., the general partner of October Woods, L.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said Paul E. Johnson as such General Partner of Hurley Rd. Land Co., L.P., the General Partner of October Woods, L.P., a TN limited partnership.

Witness my hand and seal at office at Brentwood, Tennessee on the 14th day of November, 1996.

Teresa L. Beard, Notary Public

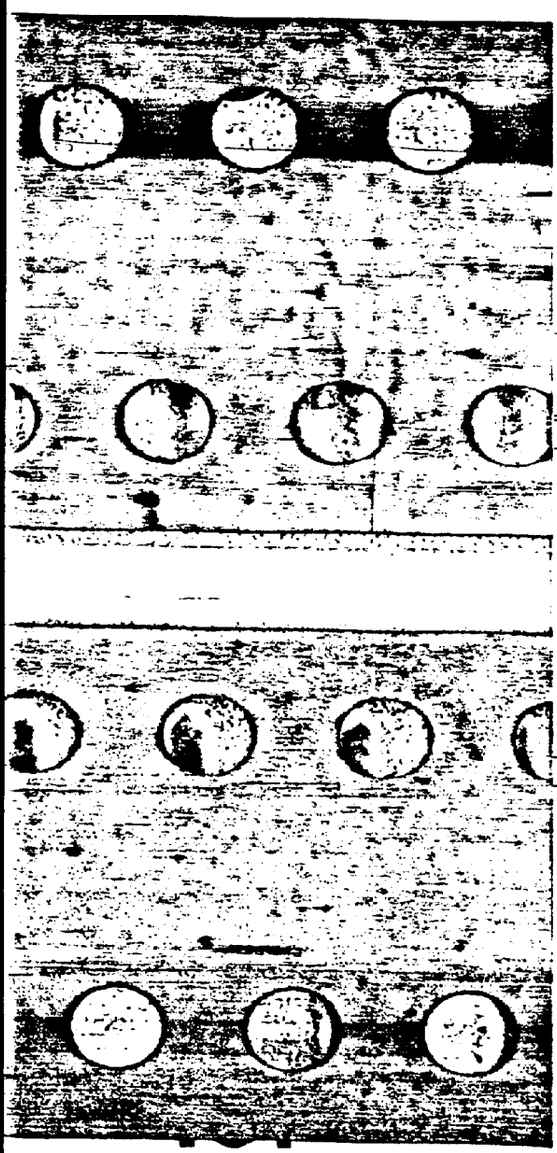
TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON CO.
My Commission Expires: 5-16-99

My Commission Expires: 5/16/99

0246806
IDENTIF. ↑ REFERENCE

96 NOV 15 AM 9:56
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1541 11/15 0101 03CHECK 704.60



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10260 PG 8

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | |
| | | | | 188000.00 |
| | | | CON TX | 695.60 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 704.60 |
| | | | CHECK | 704.60 |
| 11/15/96 | 01 | | 09:58 0001 | 1541 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246806 IDENTIF. ↑ REFERENCE

96 NOV 15 AM 9:56

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1088424