Box 60 R.O.D.C.T.

BOOK 10274 PG 248

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027
(615) 371-0800

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Wellesley Builders, LLC<br>P.O. Box 158353<br>Nashville, TN 37215 | Owner | P/O 163-368 29.49 acre tract |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 25,000.00 .

Affiant

My Commission Expires:

July 28, 1997

Subscribed and sworn to before me this 27th day of NOVEMBER, 1996.

Notary Public

**********

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HICKORY HIGHLANDS, L.L.C., a Tennessee limited liability company,** ("Grantor") by these presents does hereby transfer, sell and convey to **WELLESLEY BUILDERS, LLC, a Tennessee limited liability company,** ("Grantee") its successors and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Hickory Highland Place, Phase I, of record in Book 9700, page 189, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Hickory Highlands, L.L.C, by deed from Harding University, Inc., of record in Book 10190, page 185, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Highlander Court, Antioch, TN.

This conveyance is subject to property taxes for 1997 and subsequent years; restrictive covenants; easements; and all matters of public record.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to **WELLESLEY BUILDERS, LLC, a Tennessee limited liability company,** its successors and assigns forever.

AND the Grantor does hereby covenant with **WELLESLEY BUILDERS, LLC, a Tennessee limited liability company,** that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said **WELLESLEY BUILDERS, LLC, a Tennessee limited liability company,** and its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of NOVEMBER, 1996.

GRANTOR:

HICKORY HIGHLANDS, L.L.C., a Tennessee limited liability company

By: _____
Patrick J. McGuigan

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STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, _____, a Notary Public in and for said county and state, the within named PATRICK J. MCGUIGAN, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Treasurer, of HICKORY HIGHLANDS, L.L.C., a Tennessee limited liability company, the within named bargainor, and that he as Treasurer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Treasurer.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 27th day of NOVEMBER, 1996.

My Commission Expires:

July 28, 1997

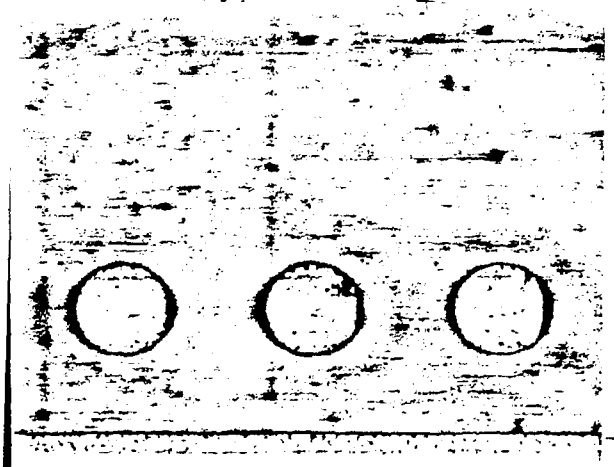
_____
Notary Public

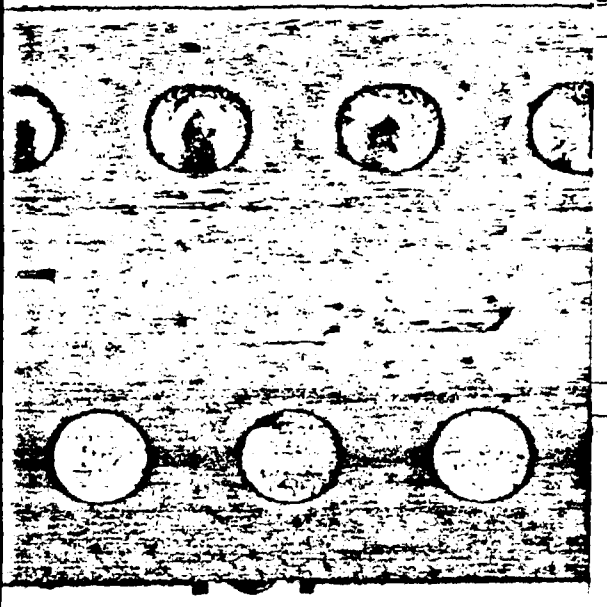
BARBARA S. LAMB NOTARY PUBLIC AT LARGE TENN.

0250898
IDENTIF. + REFERENCE

96 NOV 27 PM 4:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0105 11/27 0101 03CHECK 101





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

**RECEIVED OF** _____

**FOR** _____

BOOK 10274 PG 250

| | | |
|---|---|---|
| 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 | ~~25000.00~~ |
| | | | CON TX | 92.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 101.50 |
| | | | CHECK | 101.50 |
| 11/27/96 | 01 | | 16:13 0001 | 0105 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0250898
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 4:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1092798