48
Reach

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,500.00

Paul E. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 19 97

Notary Public

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

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: New Owner	MAP-PARCEL NUMBERS
Claridge Builders Co., LLC (NAME)	Mortgagee: First Union National Bank (NAME)	183-05-A-16, 17 &
3908 October Woods Drive ~~Lts 16, 17 & 68 October Woods~~ (ADDRESS)	150 Fourth Avenue North (ADDRESS)	85
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, October Woods, L.P., a Tennessee limited partnership

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. 16 and 17 on the Plan of Phase One, Section Two, October Woods, of record in Plat Book 7900, Page 909 as amended in Book 9700, Pages 54 & 55, 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 Lot No. 68 on the Plan of Phase One, Section Three, October Woods, of record in Plat Book 7900, Page 909 as amended in Book 9700, Page 229, 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 October Woods, L.P. by deed from Howard L. Paul and wife, Hazel Cox Paul of record in Book 9480, Page 310, said Register's Office.

Subject to restrictions of record in Book 9840, Page 276; Easement in Book 8443, Page 75; Agreement in Book 9771, Page 560; By-Laws in Book 9840, Page 267; Restrictions in Book 10181, Page 986, and all matters shown on the Plan of Record.

unimproved (X)
This is improved ( ) property, known as Lts 16, 17 & 68 October Woods, Antioch, TN 37013
(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 16th day of January 19 97

October Woods, L.P., a Tennessee limited partnership
By: Hurley Rd. Land Co., L.P.,
General Partner
By: Paul E. Johnson
Paul E. Johnson,
General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10322 PG 908

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 16th day of January, 1997.

Teresa L. Beard, Notary Public

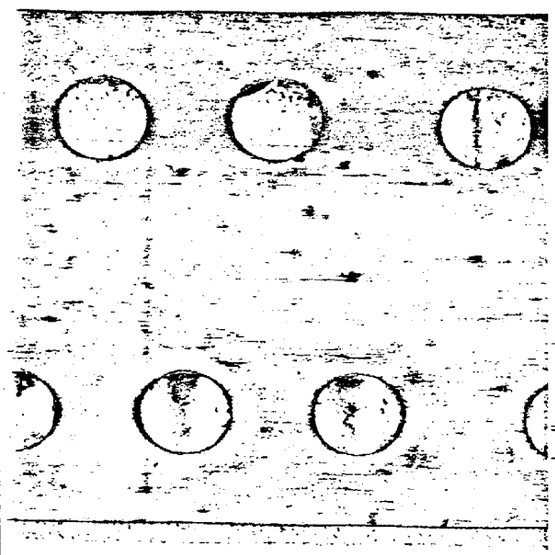
My Commission Expires: 5/16/99

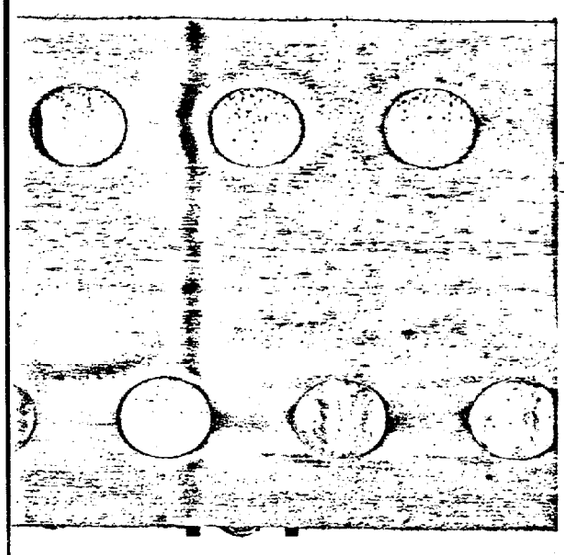
My Commission Expires 5-16-99

0265133
IDENTIFICATION REFERENCE

97 JAN 17 PM 2:04
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5855 01/17 0101 03CHECK 347.55





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10322 PG 909

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 91500.00
CON TX 338.55
PRFEE 1.00
WDEED 8.00
TOTAL 347.55
CHECK 347.55

01/17/97 01 14:06 0001 5855

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0265133
IDENTIF. & REFERENCE

97 JAN 17 PM 2:04
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1108350