60

File 14421
File Box 9B (First Title)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10353 PG 836

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
A. GERALD WILBURN	NEW OWNER	Map 104-14-G
(NAME)	(NAME)	
113 Savoy Circle		Parcel 130
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		F.B. 7DA93004
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, KARL E. HAURY COMPANY, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. GERALD WILBURN AND WIFE, PEGGY P. WILBURN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 19 on the Plan of Whitworth Phase 2, as of record in Plat Book 7900, page 470, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Karl E. Haury Company, Inc. by deed from Whitworth Properties L.P., a Tennessee limited partnership of record in Book 9850, page 207, rerecorded in Book 9856, page 979, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Covenants, Conditions, and Restrictions of record in Book 8026, page 305, amended in Book 8282, page 45, Book 8830, page 249, Book 9778, page 27; (3) Dedication of common area of record in Book 9778, page 32; (4) Charter of record in Book 8090, page 691, amended in Book 8283, page 523; and (5) All matters appearing on the Plan of record in Plat Book 7900, page 470, said Register's Office.

02744 49
IDENTIFICATION REFERENCE

97 FEB 20 AM 8:53
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 113 Savoy Circle, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17 th day of February, 19 97

KARL E. HAURY COMPANY, INC.
By: Karl E. Haury
KARL E. HAURY, PRESIDENT

BOOK 10353 PG 837

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARL E. HAURY

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the PRESIDENT of KARL E. HAURY COMPANY, INC. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 17th day of February 19 97

My commission expires 6/10/97 Notary Public Beth M. Brock

BETH M. BROCK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 545,000.00

A. Gerald Wilburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February 19 97

MY COMMISSION EXPIRES: 5/24/97 (AFFIX SEAL) Rebecca L. Garland Notary Public

REBECCA L. GARLAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

KARL E. HAURY COMPANY, INC.

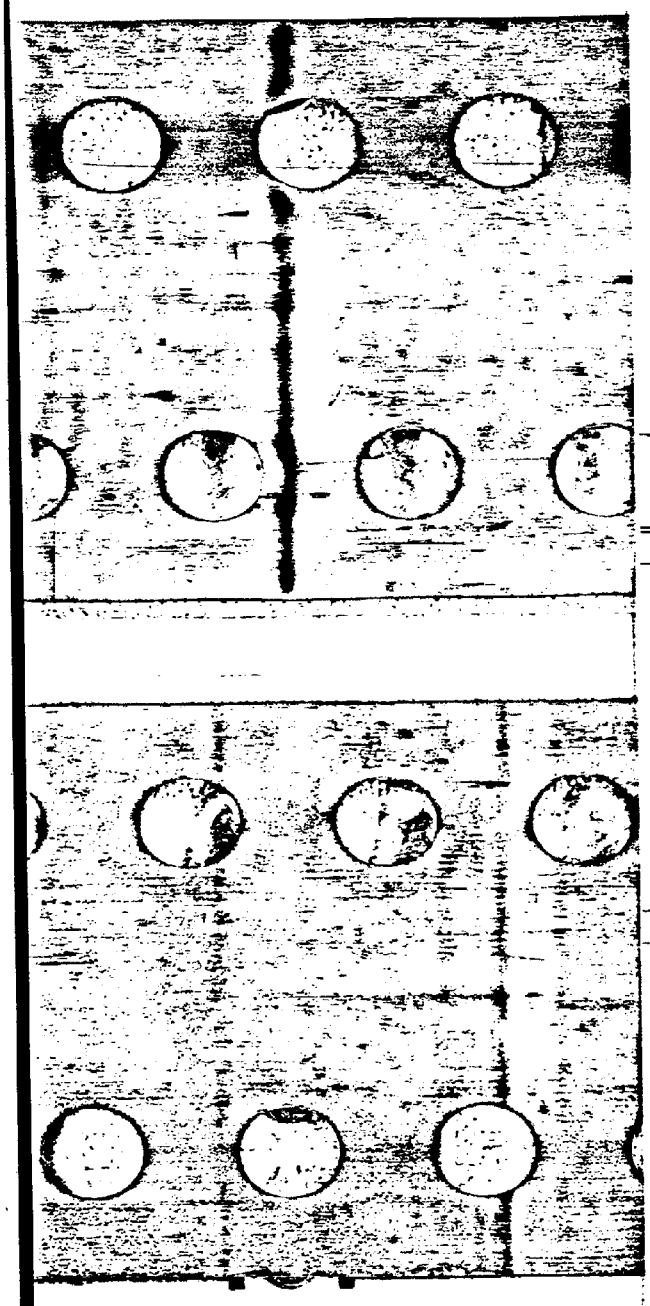
TO

A. GERALD WILBURN AND WIFE,
PEGGY P. WILBURN

7894 02/20 0101 03CHECK 2025.50

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10353 PG 838

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	
				545000.00
			CON TX	2016.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	2025.50
			CHECK	2025.50
02/20/97	01	08:55	0001	7894

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0274449
IDENTIF. # REFERENCE

97 FEB 20 AM 8:53

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

No. 1118343