FORM NO WD-1

FILE NO. 35579

FILE BOX "7"

BOOK 10477 PG 11

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER FOR THIS TRANSFER IS $ 244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 1997

Notary Public

MY COMMISSION EXPIRES: 7/25/98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GREG N. AVERY et al	S A M E	171-8-A-124
(NAME)	(NAME)	
508 Clear Springs Court		6D 77414
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027		
(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, WE CHARLES E. WHALEN and wife, MERILEE B. WHALEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREG N. AVERY and JANET K. BORCHELT

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:

LAND in Davidson County, TN, being Lot No. 124 on the Plan of Cottonport Plantation, Phase I, of record in Book 6900, Pages 529 and 530, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Charles E. Whalen and wife, Merilee B. Whalen by deed from Radnor Homes, Inc., of record in Book 8684, Page 151, Register's Office for Davidson County, Tennessee.

THIS description is the same used in the previous deed of record.

SUBJECT to restrictions of record in Book 7430, Page 784; amended in Book 7565, Page 57; Book 7824, Page 254; Storm Water Detention Agreement in Book 7350, Page 137; Restrictions in Book 7637, Page 925 and Book 8313, Page 932; Charter in Book 7621, Page 600, and all matters shown on the Plan of Record.

This is unimproved ( ) improved (X) property, known as 508 Clear Springs Court, Brentwood, Tennessee 37027
(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 our hand s this 30th day of May, 1997

Charles E. Whalen
CHARLES E. WHALEN

Merilee B. Whalen
MERILEE B. WHALEN

STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED BOOK 10477 PG 12

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named CHARLES E. WHALEN and wife, MERILEE B. WHALEN

the bargainor s with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 19 97.

Commission Expires 7/25/98 _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
CHARLES E. WHALEN and wife,
MERILEE B. WHALEN

TO
GREG N. AVERY and
JANET K. BORCHELT

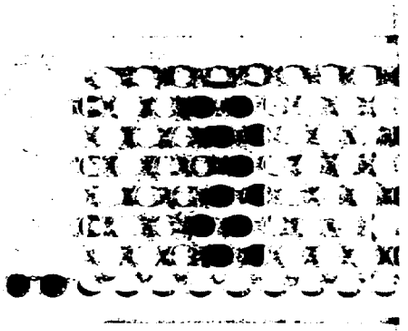
031321

IDENTIFICATION REFERENCE

97 JUN -3 PM 12:20

FELIA A. GILSOUL REGISTER
DAVIDSON COUNTY, TN.

8082 06/03 0101 03CHECK 911.80



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10477 PG 13

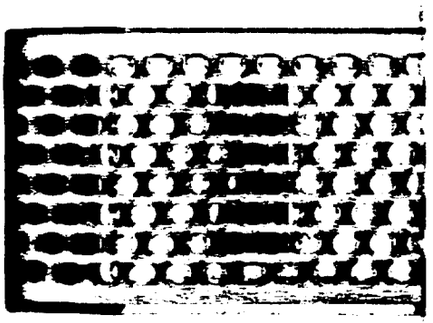
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
244000.00
CON TX 902.80
PRFEE 1.00
WDEED 8.00
TOTAL 911.80
CHECK 911.80

06/03/97 01 12:21 0001 B082

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0311321
IDENTIF. ↑ REFERENCE

97 JUN -3 PM 12:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158017