BOOK 10531 PG 134

B., 28

# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 391,165.27

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th DAY OF July, 1997.

NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

| NAME | ADDRESS | |
|---|---|---|
| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
| PATRICIA C. EVANS | SAME | 104-14H-63 |
| (NAME) | (NAME) | |
| 405 PRESTWICK COURT | | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## Warranty Deed

**For and in Consideration of** the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CLEMENTS-BARTOSH INTERESTS, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

PATRICIA C. EVANS

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Book 7900, page 969, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being part of the property conveyed to Clements-Bartosh Interests, L.L.C., a Tennessee Limited Liability Company, by deed from Third National Bank in Nashville, of record in Book 9567, page 685, Register's Office for Davidson County, Tennessee.

Exhibit "A" more particularly sets forth the easements described on said plat, which easements are hereby granted and reserved. The areas that are subject to said easements are cross-hatched.

Exhibit "A" depicts the approximate location and configuration of the residences constructed or to be constructed on the affected lots. It is intended that the easements extend to the outside wall of each residence in the areas noted even if a residence is not constructed exactly as depicted on Exhibit A.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: (SEE ATTACHED EXHIBIT "B")

This is unimproved ( ) improved (X) property, known as 405 Prestwick Court - Nashville, TN 37205
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 15th day of July, 1997.

CLEMENTS-BARTOSH INTERESTS, L.L.C.

By: Debbie Omohundro
DEBBIE OMOHUNDRO, AGENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Debbie Cmohundro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the agent of 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 and official seal at office this 15th day of July, 1997.

Jo Ann Smith
Notary Public

My Commission expires: 11/28/98

# 10531



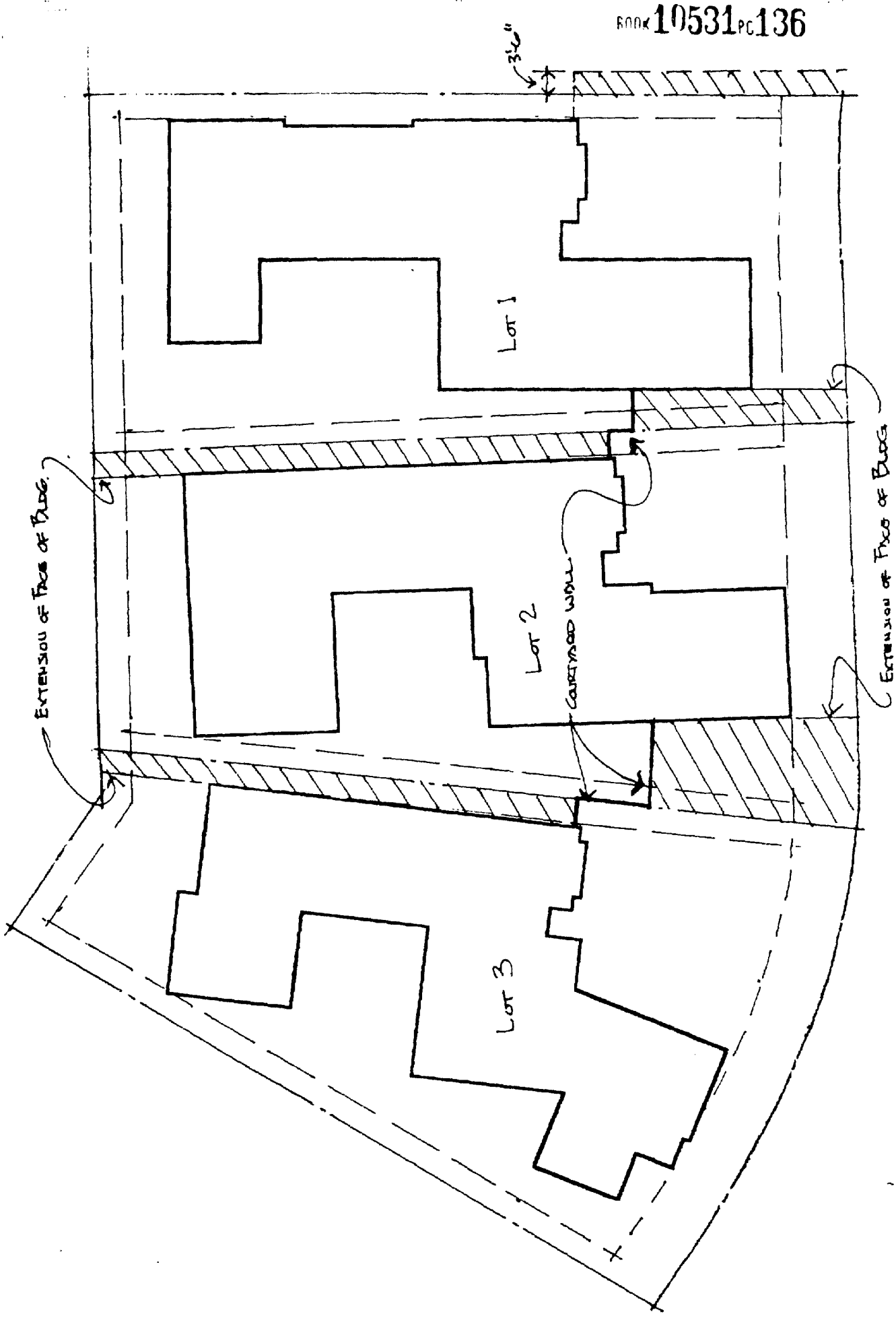



EXHIBIT "A"

EXHIBIT "B"

1. Metro taxes for 1997, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 6900, Page 840, said Register's Office.

3. Matters shown on the Plan of record in Book 7900, Page 969, as corrected by Surveyor's Certificate of Correction of record 10270, page 34, said Register's Office.

4 Declaration of Covenants, Conditions and Restrictions for SWMA of record in Book 9567, page 185, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions for Section C of record in Book 9567, page 216, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions for Prestwick of record in Book 9567, page 259, Register's Office for Davidson County, Tennessee.

7. By-Laws of Prestwick Association of record in Book 9567, page 294, Register's Office for Davidson County, Tennessee.

8. Declaration of Covenants, Conditions and Restrictions for the Fairways at Richland of record in Book 9567, page 301, said Register's Office.

9. Deed of Easement of record in Book 9567, page 691, Register's Office.

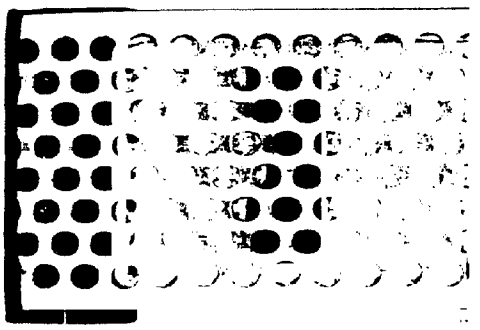
10. Designation of Agreement of Declarant of record in Book 9582, page 868, said Register's Office.

0326968
IDENTIF. A REFERENCE

97 JUL 16 AM 11:18

REGISTER
DAVIDSON COUNTY, TN

5126 07/15 0101 03MEOK 1464.22



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

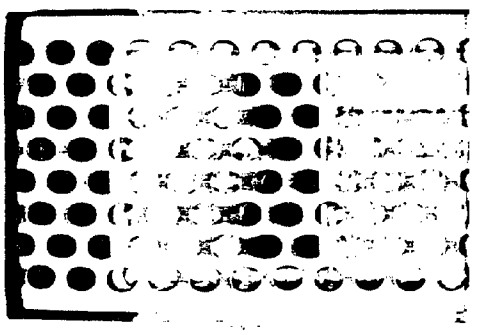
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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED |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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CA-T
391169.27
DON TX 1447.3
PRFEE 1.00
WDFEE 16.00
TOTAL 1464.32
CHECK 1464.3
07/16/97 01 13:23 0401 5126

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



0326968

IDENTIF. REFERENCE

97 JUL 16 AM 11:18

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

**No.** 117855