44

BOOK 10548 PG 798 BOX 44

THIS INSTRUMENT PREPARED BY: **Kathryn Pennington** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $254,000.00. Robert H. Woody **Affiant** Subscribed and sworn to before me, this 28th day of July, 1997. Notary Public My Commission Expires: 10/31/98

Address New Owner As Follows: Robert H. Woody and wife, Jane D. Woody 1068 Beech Tree Lane Brentwood,TN 37027	Send Tax Bills To: SAME	Map-Parcel Number: 171-08-0A-045.00CO 6D 77455

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM A. HUGENER, JR. AND WIFE, CHARLENE E. HUGENER,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ROBERT H. WOODY AND WIFE, JANE D. WOODY,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Cottonport Plantation, Phase I, of record in Book 6900, page 950, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William A. Hugener, Jr., and wife Charlene E. Hugener by deed from Radnor Homes, Inc., of record in Book 8369, page 48, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restriction, contained in instrument of record in Book 7637, page 925, Register's Office for Davidson County, Tennessee.

3. Restrictions and Covenants contained in instrument of record in Book 7430, page 784, as amended in Book 7565, page 57, and further amended in Book 7824, page 254, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants contained in instrument of record in Book 7897, page 576, Register's Office for said County.

5. Storm Water Detention Agreement of record in Book 7350, page 137, Register's Office for Davidson County, Tennessee.

6. Driveway Easement of record in Book 8371, page 660, Register's Office for said County.

7. Matters shown on the Plan of record in Book 6900, page 950, Register's Office for said County.

This is improved property known as 1068 Beech Tree Lane, Brentwood, TN 37027.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this ___ day of July, 1997.

0745 07/30 0101 03CHECK 948.80

0331990

97 JUL 30 PM 3:40

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

William A. Hugener, Jr.

By: ... atty-in-fact
George V. Crawford, Jr., Attorney-in-fact

Charlene E. Hugener

By: ... atty-in-fact
George V. Crawford, Jr., Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

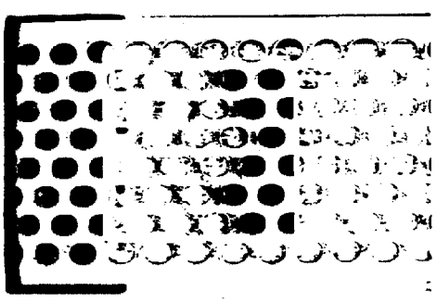
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE V. CRAWFORD, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact** 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, at office, this ___ day of July, 1997.

LINDA R. TOMLINSON NOTARY PUBLIC

Notary Public

My Commission Expires: ...



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10548 PG 800

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

254000.00

CON TX 939.80

PRFEE 1.00

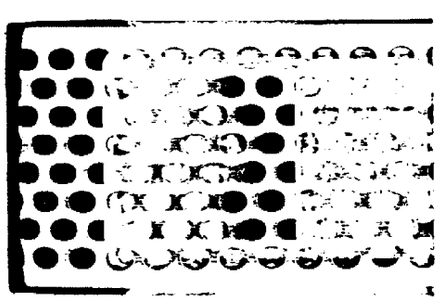
WDEED 8.00

TOTAL ~~948.80~~

CHECK ~~948.80~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/30/97 01 15:44 0001 0745



0331990

IDENTIFICATION/REFERENCE

97 JUL 30 PM 3:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1180390