Mail

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

BOOK 10555 PG 201

ADDRESS NEW OWNER:
Larry Powell Builders, Inc.
4828 Old Hickory Boulevard
Hermitage, Tennessee 37076-2502

SEND TAX BILL TO:
****Owner****

MORTGAGEE:

MAP 64
GROUP 15
PARCEL 7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Lee Wood, a single person** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Larry Powell Builders, Inc.**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 3 on the Revised Plan of Lenox Square of record in Book 5210, page 282, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Shute Lane, said point being approximately 775.16 feet north of the right-of-way return monument lying on the easterly margin of Shute Lane at its intersection with U.S. Highway 70 (Lebanon Road); thence continuing along the easterly margin of Shiteute Lane N 04 degrees 38 minutes 10 seconds E a distance of 160.00 feet to a point; thence leaving Shute Lane N 88 degrees 17 minutes 08 seconds E a distance 517.25 feet to a point; thence S 00 degrees 06 minutes 08 seconds W a distance of 30.02 feet to a point; thence N 89 degrees 53 minutes 52 seconds W a distance of 40.00 feet to a point; thence S 00 degrees 06 minutes 08 seconds W a distance of 148.75 feet to a point in the northerly margin of a 30 foot wide joint access easement between Lot No. 3 and Lot No. 2 on the said Revised Plan of Lenox Square; thence N 89 degrees 33 minutes 44 seconds W a distance of 489.64 feet to the point of beginning, containing approximately 82,615 square feet or 1.897 acres.

Being the same property conveyed to Robert Lee Wood by deed from Y.M.C.A. Foundation of Metropolitan Nashville dated July 30, 1986, of record in Book 6940, page 408, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 625 Shutes Lane, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1997, a lien not yet due and payable. Map 64, Group 15, Parcel 7. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1997 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

BOOK 10555 PG 202

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 5210, page 282, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; health department rules and regulations; and a 20 foot easement for public utility and drainage purposes along the norhtelry line and the north east rear corner of said lot. Reference is here made to said Plat for a complete depiction of all matters thereupon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 31st day of July, 1997.

Robert Lee Wood

STATE OF TENNESSEE)
COUNTY OF WILSON)

BOOK 10555 PG 203

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert Lee Wood, a single person**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of July, 1997.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/01

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of July, 1997.

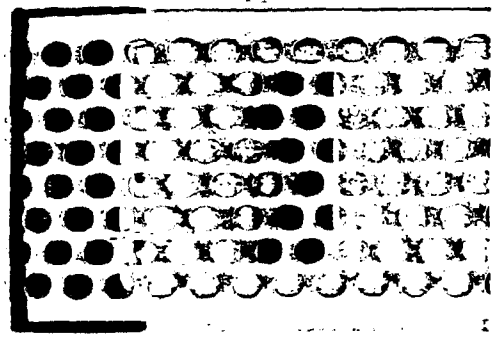
Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/01

1333625

97 AUG -4 PM 1:10

FELIX Z. [illegible]
DAVIDSON COUNTY REGISTER

2605 08/04 0101 03CHECK 438.50



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

RECEIVED OF _____

FOR _____

BOOK 10555 PG 204

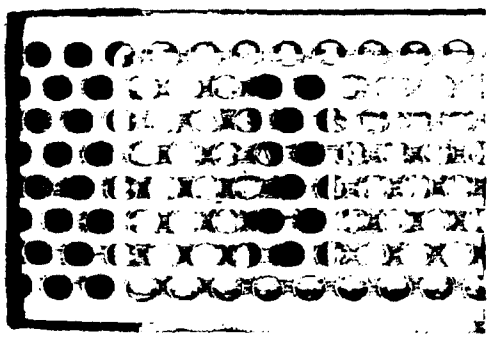
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
115000.00
CON TX 425.50
PRFEE 1.00
WDEED 12.00
TOTAL 438.50
CHECK 438.50

08/04/97 01 13:12 0001 2605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0333625
IDENTIFICATION REFERENCE

97 AUG -4 PM 1:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1182221