9705001

Box 28

OLD REPUBLIC

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

BOOK 10573 PG 882

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 419,000.00

Margie L Ferreira
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 21st DAY OF August, 1997.

J Ann Smith
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:
RAYMOND H. FERREIRA	SAME	104-14H-36
(NAME)	(NAME)	
433 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

RAYMOND H. FERREIRA AND WIFE, MARGIE L. FERREIRA

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 lying in the 1st Civil District, 25th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, namely being Lot No. 29, Whitworth, Phase 3, Section 2 (Prestwick Place), of record in Plat Book 7900, page 869, amended in Book 7900, page 969, Register's Office for Davidson County, Tennessee.

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 433 Prestwick Court (House Number) (Street) Nashville, TN 37205 (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 21st day of August, 1997.

CLEMENTS-BARTOSH INTERESTS, L.L.C.

By: Debbie Omohundro
Debbie Omohundro, Agent

BOOK 10578 PG 883

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 Omohundro, 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 21st day of August, 1997.

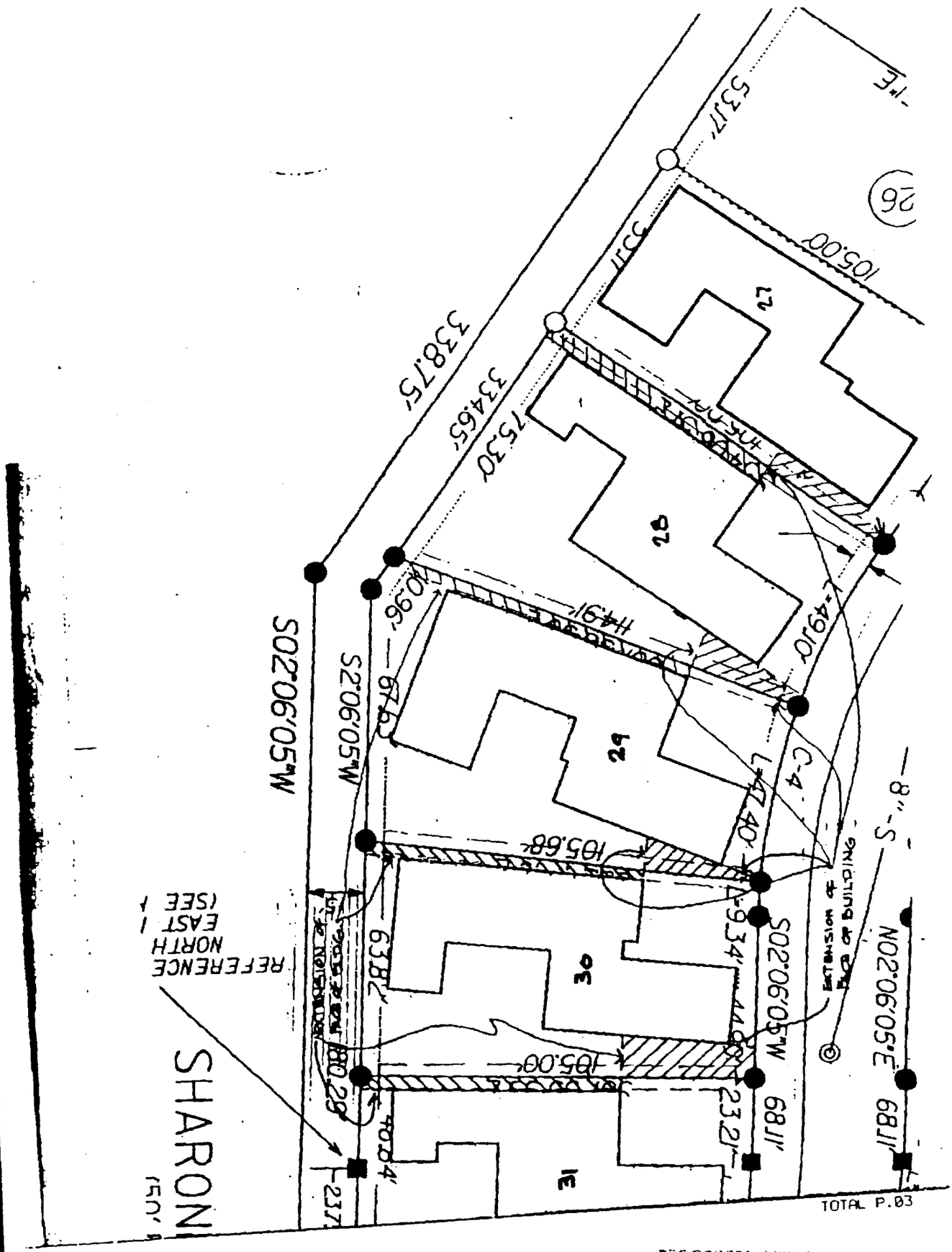
Jo Ann Smith
Notary Public

My Commission expires: 11/28/98

0339787
IDENTIF. & REFERENCE

97 AUG 21 AM 11:05
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9233 08/21 0101 CHECK 15[illegible]



RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "A"

EXHIBIT "B"

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

2. Those matters appearing on the Plan of Record in Plat Book 7900, page 869, amended in Plat Book 7900, page 969, said Register's Office.

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

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

5. Declaration of Covenants, Conditions and Restrictions for Prestwick, of record in Book 9567, page 259, Registe'rs Office for Davidson County, Tennesee.

6. ByLaws of Prestwick Association, of record in Book 9567, page 294, Register's Office for Davidson County, Tennessee.

7. Deed of Easement of record in Book 9567, page 691, Register's Office for Davidson County, Tennessee.

8. Sewer Easement of record in Book 3467, page 204, Register's Office for Davidson County, Tennessee.

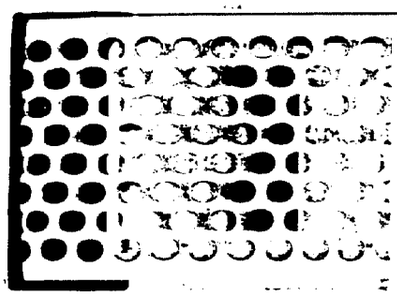
9. Terms, conditions and provisions contained in the charters of SWMA Association, Section C Association, Prestwick Association, and the Fairways at Richland Association filed with the Tennessee Secretary of State at Book 2937, pages 2931 through 2944, and contained in the By-Laws of the four aforenamed associations.

10. Rights of others in and to the common elements.

11. Amendment to Final Plat of Whitworth Phase 3, Section 2, of record in Book 9582, page 838, Register's Office for Davidson County, Tennessee.

12. Easement Agreement of record in Book 9778, page 16, Register's Office for Davidson County, Tennessee.

13. Surveyor's Certificate of Correction, of record in Book 10270, page 34, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

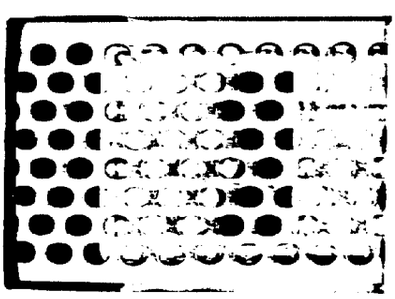
BOOK 10576 PG 886

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

CHK
419000.00
CON TX 1550.30
PRFEE 1.00
WDEED 16.00
TOTAL 1567.30
CHECK 1567.30-
08/21/97 01 11:1: 6001 9238

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0339787
IDENTIF. ↑ REFERENCE

97 AUG 21 AM 11:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1188777