Realty 48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON BOOK 10717 PG 724

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,121.00

William L. Peters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: 5/16/99
(AFFIX SEAL)

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
My Commission Expires 5-16-99

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. Peters (NAME)	Southeastern Mortgage of (NAME)	172-15-0-A
2212 Bryce Cove (ADDRESS)	115 - 29th Avenue South (ADDRESS)	192.00CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

FOR AND 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, Claridge Builders Co., LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William L. Peters and wife, Marita D. Peters

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. 140 on the Plan of Holt Woods, Section Eleven, of record in Plat Book 9700, Page 408, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Claridge Builders Co., LLC, by deed from Hurley-Y, L.P., of record in Book 10518, Page 109, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9570, Page 22, Book 10469, page 57, By-Laws in Book 9570, page 13, Easement in Book 10316, page 585, all matters shown on plan of PUD boundary addition in Plat Book 7900, page 668 and Charter in Book 9570, page 5, and all matters shown on the Plan of Record.

The above property is being conveyed together with an easement for driveway purposes as shown on the attached Exhibits "A" and "B".

IDENTIF. & REFERENCE

97 DEC 11 PM 1:56
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

unimproved
his is improved (X) property, known as 2212 Bryce Cove, Nashville, TN 37211
(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 my hand this 10th day of December 19 97

Claridge Builders Co., LLC
By: Paul E. Johnson
Paul E. Johnson, Manager

BOOK 1071 PG 725

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Paul E. Johnson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Manager and _____ respectively of the Claridge Builders Co., LLC the within named bargainor, and corporation, and that he as such Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Paul E. Johnson as such Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 10th day of December 19 97 .

My commission expires 5/16/99

TERESA BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public

My Commission Expires: 5-16-99

EXHIBIT "A"

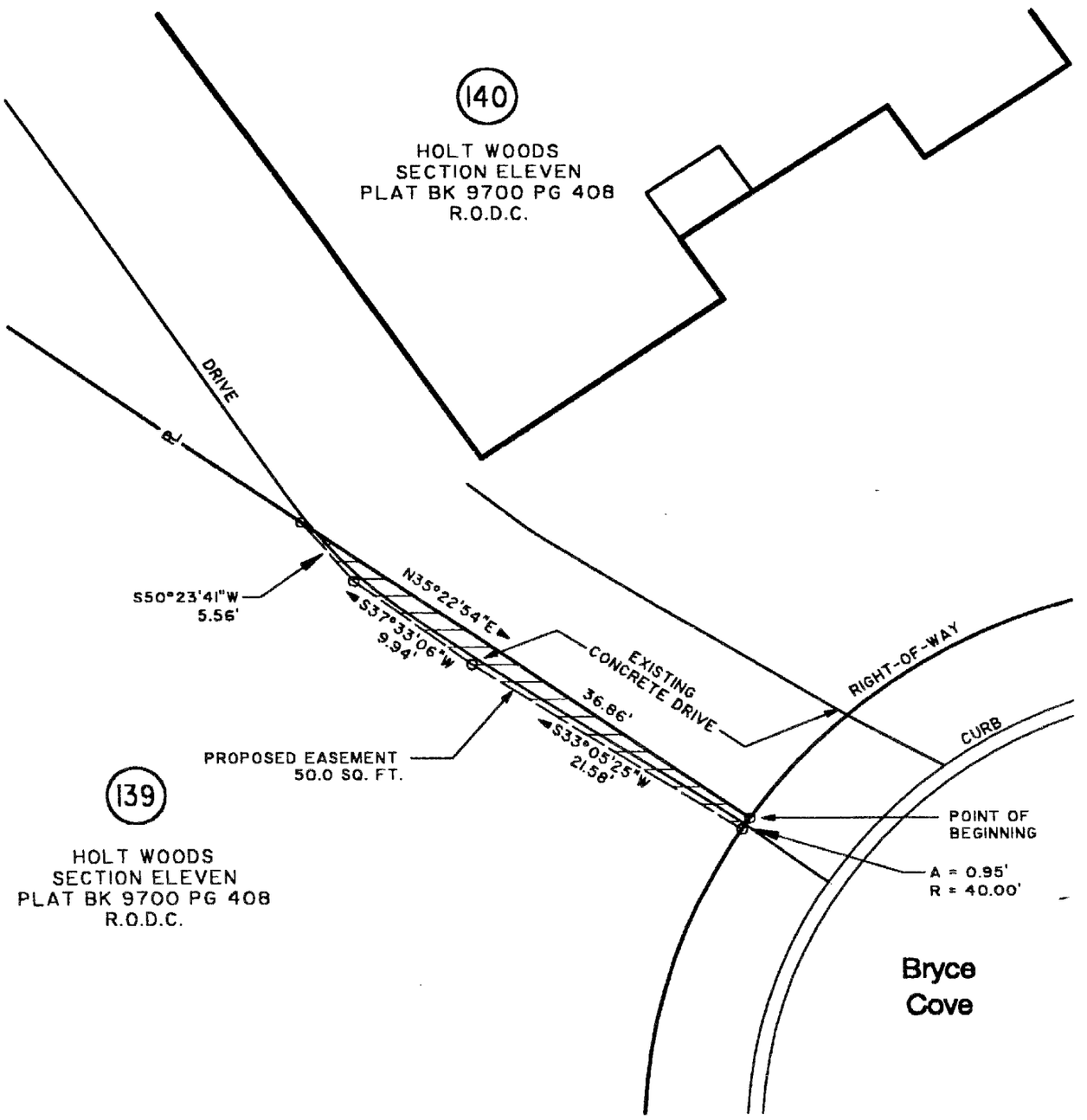
BOOK 10717 PG 726

Beiginning at a point on the southerly margin of Bryce Cove, said point being a common corner of Lots 139 and 140 on the plan of Holt Woods, Section Eleven, as of record in Plat Book 9700, page 408, Register's Office Davidson County, Tennessee;
Thence with said margin of Bryce Cove, with a curve to the left in a southeasterly direction having a radius of 40.00 Feet, an arc distance of 0.95 Feet to a point;
Thence leaving said margin of Bryce Cove and crossing said Lot 139, the following calls:
South 33 Degrees 05 Minutes 25 Seconds West a distance of 21.58 Feet to a point;
Thence South 37 Degrees 33 Minutes 06 Seconds West a distance of 9.94 Feet to a point;
Thence South 50 Degrees 23 Minutes 41 Seconds West a distance of 5.56 Feet to a point in the common line of said Lots 139 and 140;
Thence with the common line of said Lots 139 and 140,
North 35 Degrees 22 Minutes 54 Seconds East a distance of 36.86 Feet to the Point of Beginning, containing 50.0 Square Feet, more or less.

0050 12/11 0101 03CHECK 668-65

EXHIBIT "B"

BOOK 10717 PG 727



Detail Drawing
Lots 139 & 140
Holt Woods, Section 11
Plat Bk 9700 pg 408 R.O.D.C.

for

Claridge Builders

Date: 12-2-97 **Scale: 1"=10'**

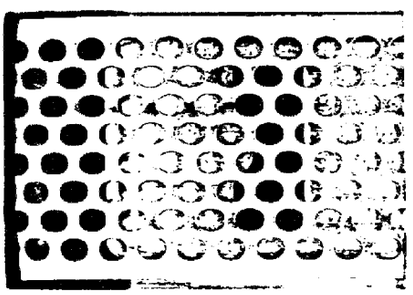
prepared by:

Anderson-Delk & Associates, Inc.

618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

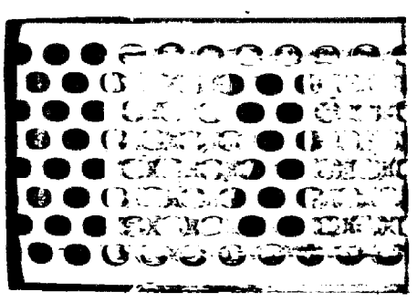
BOOK 10717 PG 728

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	
	176121.00
CON TX	651.65
PRFEE	1.00
WDEED	16.00
TOTAL	668.65
CHECK	668.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/11/97 01:14:00 0001 0050



0379136
IDENTIF. # REFERENCE

97 DEC 11 PM 1:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1230827