BOOK 10836 PG 721

48
Real

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,550.00

Deborah S. Steed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

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
Deborah S. Steed (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	172-15-0-A
2213 Bryce Cove (ADDRESS)	201 Fourth Avenue North (ADDRESS)	190.00CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37244 (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 Deborah S. Steed and husband, Timothy O. Steed

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. 138 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 10622, Page 903, 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.

98 MAR 13 AM 11:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE
041866

unimproved ( )
This is improved (X) property, known as 2213 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 12th day of March 19 98

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

BOOK 10836 PG 722

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 12th day of March 19 98 .

My commission expires May 16, 1999

_____
Notary Public

5449 03/13 0101 03CHECK 636.34

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

RECEIVED OF _____

FOR _____

BOOK 10836 PG 723

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	169550.00
CON TX	627.34
PRFEE	1.00
WDEED	8.00
TOTAL	636.34
CHECK	636.34

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/13/98 01 1121 0001 5449

04111866
IDENTIF. ← REFERENCE

98 MAR 13 AM 11:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1265826