48

WARRANTY DEED

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO., TEXAS

My Commission Expires: 5-16-99

STATE OF TENNESSEE FILED 10556 PG 900

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: 5/16/99

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
Claridge Builders Co., LLC (NAME)	Mortgagee: First Union National Bank (NAME)	172-15-A-204,216,
3908 October Woods Drive (ADDRESS)	150 Fourth Avenue North (ADDRESS)	241,250,270 & 266
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Hurley-Y, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claridge Builders Co., LLC

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:

Tract 1

Land in Davidson County, Tennessee, being Lots Nos. 153 and 165 on the Plan of Section Eleven, Holt Woods, of record in Book 9700, Page 408, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Tract 2

Land in Davidson County, Tennessee, being Lots Nos. 248, 257, 270 and 273 on the Plan of Section Thirteen, Holt Woods, of record in Book 9700, Pages 598 and 599, 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 Hurley-Y, L.P., by deed from Marsha E. Puckett, Tina Beatty, Robbie Jo Smithson and Richard C. Argo of record in Book 10186, Page 919, said Register's Office (Tract 1) and being part of the property conveyed to Hurley-Y, L.P. by quitclaim deed from Richard C. Argo of record in Book 10334, Page 447, said Register's Office and by deed from Marsha E. Puckett, Tina Beatty and Robbie Jo Smithson of record in Book 10334, Page 451, said Register's Office (Tract 2).

Subject to restrictions of record in Book 9570, Page 22, Book 10800, Page 575; By-Laws in Book 9570, Page 13; Easement in Book 10316, Page 585; P.U.D. Boundary Plat in Book 7900, Page 668; Charter in Book 9510, Page 5, and all matters shown on the Plan of Record.

unimproved (X)
This is improved ( ) property, known as Lts 153,165,248,257,270,273 Holt, Nashville, TN
(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 25th day of March 19 98

Hurley-Y, L.P.
By: Hurley Rd. Land Co., L.P.
General Partner
By: Paul E. Johnson
Paul E. Johnson,
General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 1036 PG 901

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paul E. Johnson with whom I am personally acquainted and who upon his oath acknowledged himself to be the General Partner of Hurley Rd. Land Co., L.P., a TN limited partnership, the General Partner of Hurley-Y, L.P., a TN limited partnership, the within named bargainor, and that he as such General Partner of Hurley Rd. Land Co., L.P., the general partner of Hurley-Y, L.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said Paul E. Johnson as such General Partner of Hurley Rd. Land Co., L.P., the General Partner of Hurley-Y, L.P., a TN limited partnership.

Witness my hand and seal at office at Brentwood, Tennessee on the 25th day of March, 1998.

Teresa L. Beard, Notary Public

My Commission Expires: 5/16/99

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires 5-16-99

98041553

IDENTIFICATION REFERENCE

98 MAR 27 AM 10:56

FELIX Z. HALSTEAD REGISTER
DAVIDSON COUNTY, TN.

1587 03/27 0101 03CHECK 737.90

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

RECEIVED OF _____ BOOK 10856 PG 902

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
197000.00
CO.I TX 728.90
PRFEE 1.00
WDEED 8.00
TOTAL 737.90
CHECK 737.90
03/27/98 01 10:56 0001 1587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 MAR 27 AM 10:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

041753
IDENTIFICATION REFERENCE

No.1271868