PLEASE RE-RECORD IN DAVIDSON COUNTY. (correct County) Chicago Title

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 00284523

BK 1655 PG 86

WARRANTY DEED

BOOK 10898 PG 818

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clifford H. Young	CTX MORTGAGE	Field Book 6DU 83863
(NAME) 641 OLD HICKORY BLVD, UNIT #33	(NAME) 7101 Executive Center Drive	Map 171-3-B
(STREET ADDRESS OR ROUTE NUMBER) Brentwood, Tn 37027	(STREET ADDRESS) Brentwood, TN 37027	Parcel 46
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, William J. Hepler *have this day bargained and sold, and do hereby transfer and convey unto the said* Clifford H. Young, a single man

the Grantees herein, their (successors), heirs and assigns, certain real estate in Williamson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Unit No. 17 on the Plan of Revised Phase One, Section One, Townhomes of Fredericksburg, of record in Book 9700, page 236, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William J. Hepler by Warranty Deed from Radnor Homes, Inc., of record in Book 10528, page 887, Register's Office for Davidson County, Tennessee.

7946 04/24 0101 03CHECK 8.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
Subscribed and sworn to before me this the 15th *day of* April *19* 98

The actual consideration or value whichever is greater, for this transfer is $193,000.00

Affiant

My Commission Expires March 24, 2001 *(Affix Seal)*

Notary Public Mary B. Simmons

March 24, 2001

This is unimproved ( ) property, known as 641 Old Hickory, Brentwood, TN 37027
improved (X) (House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claimimg by, through or under the grantor.

Whenever 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 hand this 15th *day of* April, *1998, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William J. Hepler

IDENTIF. & REFERENCE
98 APR 24 AM 10:09
FELIX Z. ELLISON, REGISTER
DAVIDSON COUNTY, TN.

042917

STATE OF Minnesota
COUNTY OF Wright

BK 1655 PG 87

Personally appeared before me, Robin Krueger, *a Notary Public in and for said County and State,* William J Hepler, single, *the within named bargainor* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

BOOK 10898 PG 819

Witness my hand and official seal at Crescent Bank, *this* __ *day of* _____, _____.

ROBIN O. KRUEGER
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2000

Robin Krueger
Notary Public

My Commission Expires: Jan 31, 2000 Robin Krueger

STATE OF _____
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* __ *day of* _____, *19*___.

_____
Notary Public

My Commission Expires: _____

State of Tennessee, County of WILLIAMSON
Received for record the 17 day of
APRIL 1998 at 10:44 AM. (REC# 263334)
Recorded in official records
Book 1655 Page 86- 87

Encumbrances:

1. Taxes for 1997 and all subsequent years.
2. Subject to all matters shown on the Plan of record in Book 9700, page 236, in said Register's Office.
3. Restrictions of record in Book 10126, page 435; Book 7798, page 843, Book 10224, page 683 and corrected in Book 10294, page 850, in said Register's Office.
4. Bylaws of record in Book 10126, page 489 and Book 10275, page 959, in said Register's Office.
5. Easement for sanitary sewers and/or storm drainage of record in Book 7993, page 269, in said Register's Office.
6. Easement granted to the State of Tennessee of record in Book 7851, page 712, in said Register's Office.
7. Easements of record in Book 7358, page 643 and Book 9607, page 431, in said Register's Office.
8. Dedication of site drainage easement of record in Book 10012, page 756, in said Register's Office.
9. Corporation Charter for Townhomes of Fredericksburg Homeowners Association, Inc., of record in Book 10126, page 430, in said Register's Office.
10. Storm Water Detention Agreement of record in Book 10357, page 920, in said Register's Office.
11. Subject to rights of others in and to the common areas/elements.

Notebook 59 Page 414
State Tax $ 714.10 Clerks Fee $ 1.00,
Recording $ 8.00, Total $ 723.10,
Register of Deeds SADIE WADE
Deputy Register KAREN OWENS