Warranty 48

WARRANTY DEED

BK 10965 PG 533

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 423,558.38

Charles L. Hearn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 1/29/2000

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:	MAP-PARCEL NUMBERS
Charles L. Hearn (NAME)	Standard Federal Bank (NAME)	104-14-H 062
406 Prestwick Court (ADDRESS)	2600 W. Big Beaver Road (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Troy, MI 48084 (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, Clements-Bartosh Interests, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles L. Hearn

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. 3 on the Revised Final Plat of Whitworth, of record in Book 6900, Page 840 and 841, Book 7900, Page 969, amended in Book 9582, Page 838 and corrected in Book 10270, Page 34, 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 Clements-Bartosh Interests, LLC by deed from Third National Bank in Nashville of record in Book 9567, Page 685, Register's Office for Davidson County, TN.

Subject to Declaration of Covenants, Conditions & Restrictions in Book 8026, Page 305, Book 8282, Page 45, Book 8830, Page 249, Book 9144, Page 153, Book 9778, Page 27; Easements in Book 3467, Page 194, Book 3505, Page 338, Book 9567, Page 691, Book 9778, Page 16 and Designation and Agreement in Book 9582, Page 868 and all matters shown on the plan of record.

This conveyance is made subject to easements in favor of Lots 2 and 4 and together with easements across portions of Lots 2 and 4, all as shown on the attached Exhibit A, and more particularly explained on the plan of record.

0447069

IDENTIF. ← REFERENCE

98 JUN -5 PM 2:27

RECEIVED FOR RECORD
D.A.Z. WILKINSON REGISTER
DAVIDSON COUNTY, TN.

This is improved ( ) unimproved ( ) property known as 406 Prestwick Court, Nashville, TN 37205
(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 1st day of June 19 98

Clements-Bartosh Interests, LLC
By:
Glen Bartosh, Member

BOOK 10965 PG 534

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 Glen Bartosh and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the member and _____ respectively of the Clements-Bartosh Interests, LLC the within named bargainor, and corporation, and that he as such member 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 Glen Bartosh as such member, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 1st day of June 19 98 .

My commission expires January 29, 2000

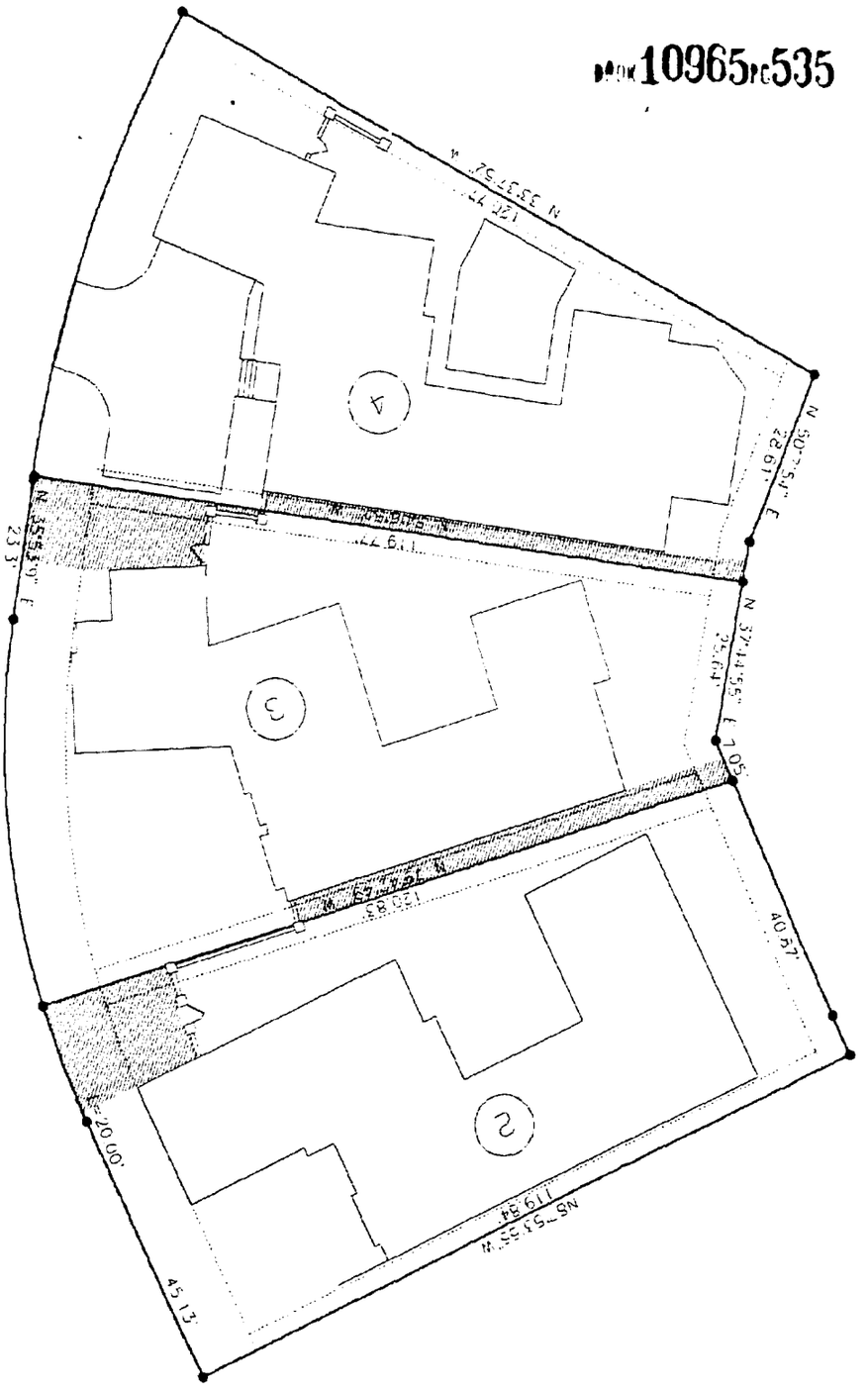
ELIZABETH K. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 1/29/2000

_____
Notary Public

7035 06/05 01:01 03CHECK 1580-16

Exhibit "A" to deed

BOOK 10965 PG 535



EASEMENTS

1" = 30.0"

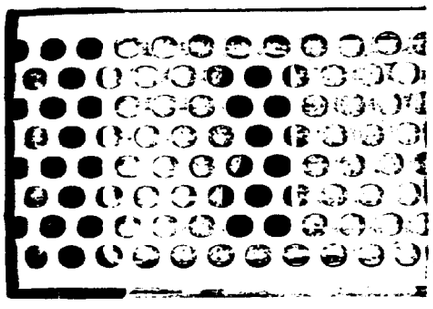
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

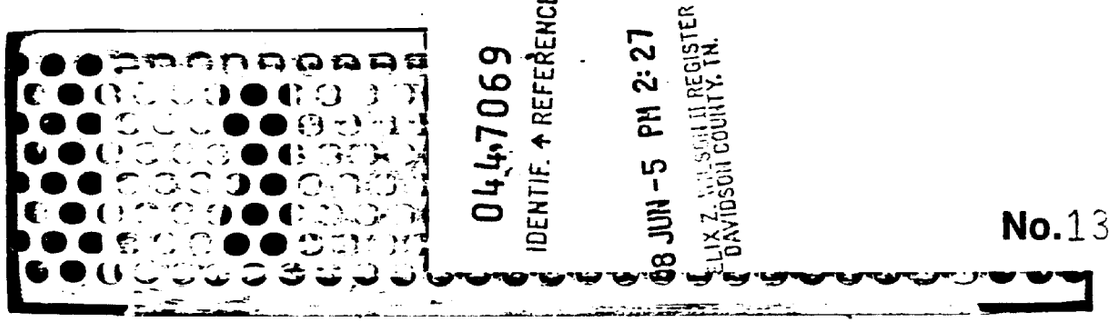
BOOK 10965 PG 536

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 423558.38
CON TX 1567.16
PRFEE 1.00
WDEED 12.00
TOTAL 1580.16
CHECK 1580.16

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7035



No. 1302934