mail

THIS INSTRUMENT PREPARED BY:
BOTTORFF, KAVIN & COOK, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOOK 11176 PAGE 24

98 OCT 29 PM 12:28
BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

0505423
IDENTIF. & REFERENCE

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel
G & V Family, L.P. 2306 Castleman Drive Nashville, Tennessee 37215	Same	171-3B 113.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $218,675.00.

Valerie Vallett
Affiant

Subscribed and sworn to before me this 28th day of October 1998.

Notary Public

My Commission Expires: 12/18/2000

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **PULTE HOMES TENNESSEE LIMITED PARTNERSHIP**, ("Grantor"), by these presents, does hereby transfer, sell and convey to **G & V FAMILY, L.P. a Tennessee limited partnership**, ("Grantee"), its successors and assigns, all of its right, title and interest in a certain tract or parcel of real property located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 27 on the Plan of Fredricksburg Subdivision, Section 7 of record in Book 9700, page 405, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Radnor Homes, Inc. by deed from Dorothy Niederhauser Wallman, et al, of record in Book 10100, page 634, Register's Office, Davidson County, Tennessee.

Also being the same property conveyed to Pulte Homes Tennessee Limited Partnership by Quitclaim Deed from Radnor Homes, Inc. of record in Book 11176, page 22, Register's Office, Davidson County, Tennessee.

This is improved property known as 1808 Rosecrans Court, Brentwood, Tennessee 37027

This conveyance is subject to 1999 and subsequent years Davidson County real property taxes; restrictive covenants of record in Book 10126, page 435, 10224, page 683, corrected in Book 10294, page 850, 10453, page 931, amended in Book 10694, page 541; Fredricksburg Homeowners Association Bylaws of record in Book 10126, page 486, amended in Book 10275, page 959; all matters shown on the Plat of record in Book 9700, page 405, all in the Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind itself, its successors, heirs and assigns, to warrant and forever defend the title to said real property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand on this the 28th day of October, 1998.

GRANTOR:
PULTE HOMES TENNESSEE LIMITED PARTNERSHIP

BY: Emily Shaifer C. Boylan
EMILY SHAIFER C. BOYLAN,
ADMINISTRATIVE MANAGER

9410 10/29 0101 03CHECK 820.10

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public for the State and County aforesaid, personally appeared EMILY SHAIFER C. BOYLAN,, to me known or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Administrative Manager of PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, the within named bargainor, and who acknowledged that as said officer, being authorized so to do, executed the foregoing instrument by signing the name of the limited partnership by herself as Administrative Manager.

Witness my hand and seal this 28th day of Oct, 1998.

Notary Public

My Commission Expires: My Commission Expires MAR. 24, 2001

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

RECEIVED OF _____

FOR _____

BOOK 11176 PAGE 26

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	
				218675.00
			CON TX	809.10
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	820.10
			CHECK	820.10
		10/29/98	01 12:28 0001	9410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0505423 ''
IDENTIF. ↑ REFERENCE

98 OCT 29 PM 12:28

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1364579