0554388

REFERENCE

PREPARED BY (AND RETURN TO):
WILKINS & IVEY 99 MAR -1 PM 1:50
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com
W & I Ref: (ljh) Title No: 40728
Dav. Co. File: Box 8

BOOK 11360 PG. 231

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Alan A. Costa 7 Fox Vail Lane Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 17B-70.00

QUITCLAIM DEED

3554 03/01 0101 03CHECK 2474.37

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good or valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tri-Star Builders, Inc., a corporation,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **Alan A. Costa and spouse, Jacqueline V. Costa,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in the Second Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Fox Hollow Farms, and shown as Exhibit "A" to the Declaration of Restrictions of record in Book 8960, page 268, said Register's Office, being more particularly described as follows:

BEGINNING at a point in the north boundary of Fox Hollow, being a southeast corner of Robert F. Stamps; thence with the east line of Lot No. 4 South 23 degrees 50' 20" East 332.09 feet to a point; thence with the southerly line of Lot No. 4, South 65 degrees 59' 08" West, 495.62 feet to a point; thence with the west line of Lot No. 4 North 22 degrees 17' 49" West, 557.18 feet to a point in the south line of said Stamps; thence with Stamps, South 88' 54' 42" East, 530.00 feet to the point of beginning, containing 217.820 square feet. Together with and subject to that certain easement for ingress and egress purposes of record in Book 8916, Page 345, and corrected in Book 8960, Page 247, in the said Davidson County Register of Deeds Office.

BEING the same property conveyed to TriStar Builders, Inc., by deed from Alan Costa and wife, Jacqueline Costa of record in Book 10868, Page 329, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 8960, Page 268, said Register's Office.; The Declaration of Covenants, Conditions and Restrictions of record in Book 8960, Page 268, Book 8960, Page 252, and restrictions in Book 8353, Page 866, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; An easement for engress and egress and utilities of record in Book 8916, Page 345, and corrected in Book 8960, Page 247, said Register's Office

This is ( )improved property, known as: 7 Fox Vail Lane, Nashville, Tennessee 37221

WITNESS THE EXECUTION HEREOF on February 26, 1999.

Tri-Star Builders, Inc.

By: Robert J. Tivey

BOOK 11360 PG. 235

State of Tennessee
County of Davidson

Before the undersigned, appeared Robert J. Tivey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Tri-Star Builders, Inc., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal on February 26, 1999

Notary Public

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $665,775.00

Affiant

Sworn and subscribed before me on February 26, 1999.

Notary Public

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11360 PG. 236

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0554388

99 MAR -1 PM 1:50

CAMT 665775.00
CON TX 2463.37
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 2474.37
CHECK 2474.37

03/01/99 01 13:49 0001 1554

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430746