STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$82,306.70~~ $78,710.37

Affiant

Subscribed and sworn to before me, this 6th day of April, 1999.

Notary Public

My Commission Expires: 5-26-2002

THIS INSTRUMENT PREPARED BY:
Kathryn H. Pennington
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North, Third Floor
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

99 APR -8 PM 1:44
RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN.
057834
TENNESSEE REFERENCE

Address New Owner As Follows:

Wellesley Builders, L.L.C.
P.O. Box 158353
Nashville, Tennessee 37215

Send Tax Bills To:

SAME

Map-Parcel Number:

Map 131-6-H
Parcel 29

ASSUMPTION WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, together with the assumption of the indebtedness secured by a Deed of Trust of record in Book 11270, page 94, Register's Office for Davidson County, Tennessee, payable to **AMSOUTH BANK,** in the total principal amount of $180,000.00, the sum of $5,283.81 being outstanding thereunder, the receipt of which is hereby acknowledged, **EVELYN J. HARDISON** and husband, **F. PAYNE HARDISON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WELLESLEY BUILDERS, L.L.C.,** a Tennessee limited liability company, hereinafter called the Grantee, its heirs and assigns, assuming and agreeing to pay the above indebtedness, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 81 on the Plan of Phase 2, Village of Cherry Glen or record in Book 9700, page 322, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Evelyn J. Hardison and husband, F. Payne Hardison by Deed from R. Dudley Smith, Jr., of record in Book 11108, page 301, Register's Office for Davidson County, Tennessee.

112293.1

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive Covenants of record in Book 6517, page 522, Book 9882, page 729, and Book 10318, page 92, Register's Office for said County.

3. Any and all zoning regulation, building restrictions, and setback lines, if any, easements and rights-of-way for public utilities.

4. Easement for Driveway Turnarounds of record in Book 8919, page 779, Register's Office for said County.

5. Matters shown on Plan of record in Plat Book 9700, page 322, Register's Office for said County.

6. Construction Deed of Trust, Assignment of Rents and Security Agreement of record in Book 11270, page 94, Register's Office for said County.

This is improved property known as 916 Cherry Plum Court, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever; and we covenant with the said Grantee 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, except as herein above set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 7th day of April, 1999.

Evelyn J. Hardison
Evelyn J. Hardison

F. Payne Hardison
F. Payne Hardison

By: Evelyn J. Hardison
Evelyn J. Hardison, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EVELYN J. HARDISON,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7 day of April, 1999.

Notary Public

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

My Commission Expires: 3/29/03

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EVELYN J. HARDISON,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **ATTORNEY-IN-FACT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 7 day of April, 1999.

Notary Public

My Commission Expires: 3/29/03

9825 04/08 0101 02CHECK 306.22

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11424 PG. 24

0571834

IDENTIFICATION REFERENCE

98 APR -8 PM 1:44

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	78710.31
CON TX	291.22
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	306.22
CHECK	306.22

04/08/98 01 13:46 0001 9825

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1448834