BOOK 11436 PG. 561

File in box No. 19 B

WARRANTY DEED

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #99-4-21-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 406,092.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLARENDON AVENUE, LLC.,	"NEW OWNER"	MAP 116-14
(NAME)	(NAME)	
10 Compton Trace		PARCEL OF PARCEL
(ADDRESS)	(ADDRESS)	
Nashville TN. 37215		113
(CITY) (STATE) (ZIP)	(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, RICHARD H. PHILPOT, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLARENDON AVENUE, LLC., A TENNESSEE LIMITED LIABILITY COMPANY

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, Tennessee being Lot No. 28 on the Plan of W. S. Bransford's Subdivision of Lots Nos. 35, 36, 37, 42 and 43, Division "A", Belle Meade, as of record in Plat Book 547, Page 133, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Richard H. Philpot and wife, Betty Hamilton Philpot, by Deed from Sidney Averbuch and Gerald Averbuch, of record in Book 3501, Page 403, Register's Office for Davidson County, Tennessee. The property was further conveyed to Richard H. Philpot by Quitclaim Deed from Betty Philpot, of record in Book 8533, Page 199, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BETTY HAMILTON PHILPOT, spouse of the above named Richard H. Philpot, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved (X)
This is improved ( ) property, known as XXXX Park Center Avenue, 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 our hand s this 15th day of April 1999

Richard H. Philpot
RICHARD H. PHILPOT

Betty Hamilton Philpot
BETTY HAMILTON PHILPOT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD H. PHILPOT AND WIFE, BETTY HAMILTON PHILPOT

the 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. Witness my hand and official seal at Brentwood _____, Tennessee, this 15th day of April 19 99 .

Commission expires July 24, 1999

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

DAVIDSON COUNTY TENN
NOTARY PUBLIC AT LARGE
PETER WEISS

95 0575588
FEE .00
REGISTER'S OFFICE REFERENCE
99 APR 19 AM 10:31
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.
1512.54 04/19 0101 TOTO 02CHECK

DCTN01WC

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

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0575588

IDENTIFICATION REFERENCE

99 APR 19 AM 10:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	406092.00
CON TX	1502.54
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1513.54
CHECK	1513.54

04/19/99 01 10:33 0001 3991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452951