| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**George E. Mudter, Jr., Esq.**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**(615) 383-4429**<br><br>**FTEC File No. 16474**<br>**File Box 9B** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $167,000.00<br>Diane M. Cressend<br>Affiant<br>Subscribed and sworn to before me this ___ day of May, 1999.<br>Notary Public<br>My Commission Expires: 9/18/99 |

**WARRANTY DEED** BOOK 11488 PG. 853

| | | |
|---|---|---|
| Address New Owner(s):<br>Mr. and Mrs. Paul G. Cressend<br>1502 Dillard Court<br>Brentwood, TN 37027 | Send Tax Bills to<br>New Owners | Tax Information:<br>Map 160<br>Parcel 150<br>Field Book 0H5510 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ALFA DEVELOPMENT LLC, a Delaware limited liability company, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PAUL G. CRESSEND and wife, DIANE M. CRESSEND, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 816 Deercrossing, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of May, 1999.

ALFA DEVELOPMENT LLC, a Delaware limited liability company

By: _____
Lisa A. Telwar, Authorized Member

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa A. Telwar, 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 authorized member of Alfa Development LLC, a Delaware limited liability company, 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 18th day of May, 1999.

_____
Notary Public

My Commission Expires: 9/18/99

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of First Revision Deer Run Subdivision, as of record in Plat Book 9700, page 778, revised in Plat Book 9700, page 825, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Alfa Development LLC by deed from J. Harold Shedd, unmarried, of record in BooK 10762, page 501, Register's Office for Davidson County, Tennessee.

Permitted Exceptions

1. 1999 property taxes which have been prorated and assumed by Grantees.

2. All matters appearing on the Plan of record in Plat Book 9700, page 778, revised in Plat Book 9700, page 825, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Deer Run of record in Book 11234, page 309, Register's Office for Davidson County, Tennessee.

4. Easement to the State of Tennessee of record in Book 3827, page 217, Register's Office for Davidson County, Tennessee.

05 089813
... REFERENCE
99 MAY 21 AM 11:48
REGISTER
DAVIDSON COUNTY, TN.
06-382 RECORDED 1999 MAY 21 AM 11:48

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



RECEIVED OF _____

FOR _____

BOOK 11488 PG. 855

| | | | | | |
|---|---|---|---|---|---|
| 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 |

ORIGINAL

0589813

IDENTIFYING REFERENCE

99 MAY 21 AM 11:48

REGISTER
DAVIDSON COUNTY, TN.

CASH

| | |
|---|---|
| | 167000.00 |
| CON TX | 617.70 |
| PRFEE | 1.00 |
| MFEE | 8.00 |
| CFEE | 2.00 |
| TOTAL | 628.70 |
| CHECK | 628.70 |

05/21/99 01 11:51 0001 9091

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

**No.** 1463693