OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOX 15

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 463,625.00.

AFFIANT

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

NOTARY PUBLIC

My Commission expires: 4/22/01

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
COURTNEY N. PEARRE	FT Mortgage	104-14H-42
(NAME) 427 Prestwick Court	P.O. BOX 146 (NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed BOOK 11576 PAGE 286

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CLEMENTS-BARTOSH INTERESTS, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

COURTNEY N. PEARRE AND WIFE, CAROLYN D. PEARRE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 as shown on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Book 7900, page 969, and as amended in Book 9582, page 838, said Register's Office, to which said plan reference is here made for a more complete and accurate legal description thereof.

Being part of the property conveyed to Clements-Bartosh Interests, L.L.C., a Tennessee Limited Liability Company, by deed from Third National Bank in Nashville, of record in Book 9567, page 685, Register's Office for Davidson County, Tennessee.

Exhibit "A" more particularly sets forth the easements described on said plat, which easements are hereby granted and reserved. The areas that are subject to said easements are cross-hatched.

Exhibit "A" depicts the approximate location and configuration of the residences constructed or to be constructed on the affected lots. It is intended that the easements extend to the outside wall of each residence in the areas noted even if a residence is not constructed exactly as depicted on Exhibit A.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: (SEE ATTACHED EXHIBIT "B")

unimproved ( )
This is improved (X) property, known as 427 Prestwick Court (House Number) (Street) Nashville, TN 37205 (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 15th day of July, 19 99.

CLEMENTS-BARTOSH INTERESTS, L.L.C.

By:
Gary Fox, Marketing Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Gary Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Marketing Director of Clements-Bartosh Interests, L.L.C., the within named bargainor, a limited liability company, and that he, as such Marketing Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Marketing Director.

Witness my hand and official seal at office this 15th day of July, 1999.

NOTARY PUBLIC AT LARGE

J. Ann Smith
Notary Public

My Commission expires 9-28-2002

06126617
99 JUL 16 PM 2:37
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE FOR REFERENCE

BOOK 11576 PAGE 288

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

EXHIBIT "A"

THIS DOCUMENT WAS PHOTOGRAPHED WITH MATERIAL AND/OR PAGE(S) NOT OF ACCEPTABLE QUALITY FOR CLEAR PHOTOGRAPHIC REPRODUCTION

EXHIBIT "B"

1. **Taxes for 1999, a lien, but not yet due and payable.**

2. **The Plan of record in Book 7900, Page 969 and as amended in Book 9582, Page 838, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.**

3. **Declaration of Covenants, Conditions and Restrictions of Prestwick, of record in Book 9567, Page 259, Register's Office for Davidson County, Tennessee.**

4. **Declarations of Covenants, Conditions and Restrictions of SWMA, of record in Book 9567, Page 185, Register's Office for Davidson County, Tennessee.**

5. **By-Laws for said Association of record in Book 9567, Page 210, Register's Office for Davidson County, Tennessee.**

6. **By-Laws for Prestwick Homeowners' Association, Inc., of record in Book 9567, Page 294, Register's Office for Davidson County, Tennessee.**

7. **Deed of Easement of record in Book 9567, Page 691, Register's Office for Davidson County, Tennessee.**

8. **Deed of Easement of record in Book 9736, Page 221, Register's Office for Davidson County, Tennessee.**

9. **Easement Agreement of record in Book 9778, Page 16, Register's Office for Davidson County, Tennessee.**

10. **Deed of Conveyance of Common Area of record in Book 10053, Page 692, Register's Office for Davidson County, Tennessee.**

11. **Articles of Organization of Clements-Bartosh Interest, L.L.C., a Tennessee limited liability company, of record in Book 9503, Page 544, Register's Office for Davidson County, Tennessee.**

12. **Deeds of Conveyance of Sanitary Sewer lines, of record in Book 10461, Pages 775 and 779, Register's Office for Davidson County, Tennessee.**

13. **Deeds of Conveyance of Waterlines of record in Book 10461, Page 784, Register's Office for Davidson County, Tennessee.**

14. **Sanitary Sewer Easement of record in Book 3467, Page 204, Register's Office for Davidson County, Tennessee.**

15. **Charter of Prestwick Place Homeowners' Association, Inc., of record in Book 6742, Page 56, Register's Office for Davidson County, Tennessee.**

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11576 PAGE 290

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

06126617

IDENTIFICATION REFERENCE

99 JUL 16 PM 2:37

CAMT
463625.00
CON TX 1715.41
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 1734.41
CHECK 1734.41
07/16/99 01 14:40 0001 3467

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1491792