44

BOX 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $26,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of September, 1999.

Notary Public

My Commission Expires: 3/29/03

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

99 SEP 15 AM 11:05

0635982

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Larry Powell Builders, Inc. 631 Shute Lane Old Hickory, TN 37138	SAME	Map 97-8 Parcel 104

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, the receipt of which is hereby acknowledged, **LAKEPARK SECTION 12, LLC,** a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LARRY POWELL BUILDERS, INC.,** a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Lake Park, Section 12, of record in Book 8250, page 804, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Lakepark Section 12, LLC, a Tennessee limited liability company by deed from Larry W. Powell and Max O. Patton, III, of record in Book 10391, page 675, Register's Office for Davidson County, Tennessee.

09/15 0101 03CHECK 109.05

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. 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 Grantor from liability and loss therefrom.

122249.1

2. Restrictive covenants contained in instrument of record in Book 10598, page 511, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 8250, page 804, Register's Office for said County.

This is unimproved property known as Lot 6, Lake Park, Section 12.

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 successors and assigns, forever; and covenants with the said Grantee that it is 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 further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 14th day of September, 1999.

LAKEPARK SECTION 12, LLC,
a Tennessee limited liability company

By: _____
Larry W. Powell, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LARRY W. POWELL,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **CHIEF MANAGER,** 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 14th day of September, 1999.

_____
Notary Public

My Commission Expires: 3/29/03

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

0635982

99 SEP 15 AM 11:05

BOOK 11662 PAGE 808

CAMT	26500.00
CON TX	98.05
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	109.05
CHECK	109.05

09/15/99 01 11:09 0001 8577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516549