Davidson County DEEDWARR
Recvd: 05/09/01 11:16 3pgs
Fees:15.00 Taxes:509.46

20010509-0048123

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 137,691.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

My Commission Expires 6/12/2002

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert O. Herston (NAME)	CTX Mortgage Company (NAME)	PART OF MAP 122
5 Fawn Creek Pass (ADDRESS)	P.O. Box 199000 (ADDRESS)	PARCEL 103.00
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (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, Centex Homes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert O. Herston, unmarried

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 Unit No. 51 in Woodland Point, Phase III, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase III, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "C" to said Declaration appearing at page 48 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 thereof, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said Unit is also contained within a portion of Lot 2 on the Final Plat of Woodland Point, Phase I as of record as Instrument No. 20000713-0069314, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Centex Homes, a Nevada general partnership, by deed from James R. Carbine, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, of record as Instrument No. 20001205-0119723, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is

CONTINUED

unimproved ( )
This is improved (X) property, known as 5 Fawn Creek Pass, Nashville, Tennessee 37214
(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 my hand this 30th day of April, 2001

Centex Homes, a Nevada general partnership
By: Centex Real Estate Corporation, its managing general partner

By:
Ken Thompson, Division Controller

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ken Thompson, Division Controller of Centex Real Estate Corporation, managing general partner of Centex Homes, a Nevada general partnership, 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 Division Controller of Centex Real Estate Corporation, managing general partner of Centex Homes, a Nevada general partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Ken Thompson, Division Controller of Centex Real Estate Corporation, managing general partner of Centex Homes, a Nevada general partnership.

Witness my hand and official seal, at office in Brentwood, Tennessee, this 30th day of April, 2001.

NOTARY PUBLIC

DAWN D. C... NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

My Commission Expires: _____

My Commission Expires
6/12/2002

WARRANTY DEED

FROM

Centex Homes

TO

Robert O. Herston

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

LEGAL DESCRIPTION CONTINUATION

expressly assumed by Grantors; all matters appearing on the Plan of record as Instrument No. 200007130069314; Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements recorded as Instrument No. 20001011-0101044; Bylaws of the Woodland Point Townhouse Corporation appearing at page 32 of said Declaration, and Plan appearing at page 48 of said Declaration; Declaration of Restrictive Covenants of record as Instrument No. 200007110068562; Master Declaration of Restrictive Covenants for Woodland Point of record as Instrument No. 20000607-0056981; Charter of Woodland Point Townhouse Corporation of record as Instrument No. 20001013-0102000; Landscape Agreement of record as Instrument No. 200006120058346; and Easement to Metropolitan Government of Nashville and Davidson County of record in Book 8332, page 982; all of record in the Register's Office for Davidson County, Tennessee.