Instrument prepared by:
Sullivan, McCarley, Hollins and Fox
P. O. Box 2707
Nashville, Tennessee 37219

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Robert H. Edwards et ux	Same	Map 117-7-A
Nashville, Tennessee	Same	Par - 123 Js

BOOK 5256 PAGE 834

For and in consideration of the sum of TWENTY THOUSAND AND NO/100 ($20,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged,

FOX BUILDERS, INC., a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto the said ROBERT H. EDWARDS and wife, BETSY B. EDWARDS, 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 a certain building site identified as Parcel No. 123, as shown on the plan of Gloucester Square, as of record in Book 4460, page 50, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fox Builders, Inc., by deed from James I. Vance Berry, Trustee, of record in Book 4918, page 589, Register's Office for Davidson County, Tennessee.

This conveyance of said property is made expressly subject to the following:

1. Real property taxes for the year 1975, which have been prorated.

2. Said premises are restricted by all the requirements, conditions, easements, assessments, liens, uses, building restrictions, limitations, repurchase options, burdens and other undertakings, including the rights and interests of other building site owners and condominium owners within Gloucester Square, and including also the requirement that all owners of building sites and condominium units within Gloucester Square be members of the Gloucester Square Cooperative Corporation, subject to assessment for the payment of costs incident to the maintenance of common areas and administration expenses of the corporation, and providing for a lien to secure the payment thereof, all as contained in an instrument executed by Gloucester Square Cooperative Corporation, et al, dated October 20, 1971, and recorded in Book 4548, page 217, said Register's Office.

STATE OF TENNESSEE) The actual consideration or value whichever is
COUNTY OF DAVIDSON) greater, for this transfer is $20,000.00
Subscribed and sworn to before me, this
the 6th. day of September, 1975.

Paul J. Fox
Affiant

My Commission Expires: April 30, 1978

John I. Dean, Jr.
Notary Public

JOHN I. DEAN, JR. NOTARY PUBLIC DAVIDSON COUNTY

3. Set back lines, easements, access limitations and conditions of the owner's certificate, as shown on the recorded plan of Gloucester Square, of record as aforesaid.

4. Access easements between the premises and public rights of way are shown on the recorded plan of Gloucester Square and are reserved on said plan for the common use of all building site and condominium owners, and such easements are granted to the Grantee by this conveyance to be used and enjoyed by the Grantee, its guests, invitees, successors and assigns.

5. Gloucester Square Cooperative Corporation and Town Properties, Inc. join herein for the purpose of waiving any option which they, or either of them, may have to purchase the premises conveyed hereby, by virtue of the restrictive covenants affecting said property, or otherwise, provided that the Grantee shall take and hold title to the same subject to the purchase option set forth and contained in paragraph 13 of the restrictive covenants aforesaid. This waiver is made on the express condition that the construction of improvements upon the property conveyed by this deed shall commence within six (6) months from the date hereof.

This is unimproved property, known as

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ROBERT H. EDWARDS and wife, BETSY B. EDWARDS, their heirs and assigns, forever.

And Fox Builders, Inc. does covenant with the said Robert H. Edwards and wife, Betsy B. Edwards, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as set forth hereinabove.

And Fox Builders, Inc. does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Robert H. Edwards and wife, Betsy B. Edwards, their heirs and assigns, against the lawful claims of all persons whomsoever.

Executed at Nashville, Tennessee, this 6th. day of September, 1975.

FOX BUILDERS, INC.

By: Cecil F. Fox
Cecil F. Fox, President

GLOUCESTER SQUARE COOPERATIVE CORPORATION

By: Craig Hogue

TOWN PROPERTIES, INC.

By: Jack Nalley Jr.

E 5227 T
IDENTIF. REFERENCE
FEB 27 10 43 AM '76
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Mrs. John I. Dean, Jr., a Notary Public of the State and County aforesaid, personally appeared Cecil F. Fox, with whom I am personally acquainted, and who, upon oath, acknowledged, himself to be President of Fox Builders, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at office in Nashville, Tennessee, this 6th. day of September, 1975.

Mrs. John I. Dean, Jr.
Notary Public

MRS. JOHN I. DEAN, JR. NOTARY PUBLIC DAVIDSON

Commission Expires:

April 30, 1978

FEB27'76	CONV	20,000.00				
FEB27'76	S'TAX		B*	52.00		
FEB27'76	PR'FEE		B*	.50		
FEB27'76	W'DEED		B*	8.00	*	60.50

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Mrs. John L. Dean, Jr., a Notary Public of the State and County aforesaid, personally appeared Craig Hogue, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Gloucester Square Cooperative Corporation, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th. day of September, 1975.

Mrs. John L. Dean, Jr.
Notary Public

Commission Expires:

April 30, 1978

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Mrs. John L. Dean, Jr., a Notary Public of the State and County aforesaid, personally appeared Fred R. Webber, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Town Properties, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 6th. day of September, 1975.

Mrs. John L. Dean, Jr.
Notary Public

Commission Expires:

April 30, 1978