File in Box 12

THIS INSTRUMENT PREPARED BY:
O'HARE, SHERRARD & ROE
500 Church Street
Nashville, Tennessee 37219

BOOK 6546 PAGE 893

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel Nos.
Shearon Abbottsford, a partnership 661 Brick Church Lane Whites Creek, Tennessee 37189	New Owner Union Financial Corp 230 4th Ave. N. Nashville, Tn. 37219	117-13-B-100

FOR AND IN CONSIDERATION of the sum of SIXTY THOUSAND EIGHT HUNDRED EIGHTY-FIVE DOLLARS ($60,885.00), Abbott Martin Corporation, a Tennessee corporation (hereinafter referred to as "GRANTOR"), has bargained and sold, and does hereby transfer and convey unto Shearon Abbottsford, a partnership composed of David Shearon Builders, Inc., and Union Financial Corporation (hereinafter referred to as "GRANTEE"), certain real estate in Davidson County, Tennessee, as follows:

Being a certain building site identified as Lot No. 300, on the Plan of Abbottsford of record in Plat Book 6250, Page 419-421 Register's Office for Davidson County, Tennessee (hereinafter referred to as "RODC").

Being part of the same property conveyed to GRANTOR by Frank R. Leu and Margaret Leu, pursuant to Warranty Deed of record in Book 6478, Page 188 RODC.

This is unimproved property, known as 300 St. James Park, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property, the appurtenances, estate, title and interest belonging to the said GRANTEE and the said GRANTEE'S successors, heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to said GRANTEE, and the GRANTEE'S successors, heirs, and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR, but not otherwise; provided, however, this conveyance is subject to the following:

(1) Taxes for 1985, which the GRANTOR hereby assumes and agrees to pay in full.

(2) The covenants and restrictions set forth in the Restrictive Covenants for Abbottsford of record in Book 6537, Page 303, RODC, and the Charter of Abbottsford Homeowners Association, of record in Book _____, Page _____, RODC.

(3) All easements and restrictions set forth on the Plat of Abbottsford of record in Book 6250, Page 419-421 RODC, rights-of-way and other easements, zoning, and other governmental laws and regulations.

(4) The Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 6478, Page, 177, RODC, as amended by instrument of record in Book 6530, page 242, RODC.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed by its duly authorized officer on the 30th day of April, 1985.

ABBOTT MARTIN CORPORATION

By: _____
Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, John H. Roe, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Secretary of Abbott Martin Corporation, a corporation, the within named bargainor, and that he, as such Secretary being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by the said John H. Roe, Jr., as Secretary.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 30th day of April, 1985.

Connie Conner
NOTARY PUBLIC

My commission expires:
7-18-87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,885.00.

William J Hutchinson
AFFIANT

Subscribed and sworn to before me this, the 30th day of April, 1985.

Susan Ann Cooper
NOTARY PUBLIC

My commission expires:

8-28-87

J 0 1 1 5 3

IDENTIF. REFERENCE

MAY 2 10 54 AM '85

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6546 PAGE 896

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			60865.00- CONT.	
			158.34 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 167.84-	
			3631A05/02/85 BAL : .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J O I 1 5 9

IDENTIFICATION REFERENCE

MAY 2 10 54 AM '85

REGISTER
DAVIDSON COUNTY, TN

No. 130425