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

BOOK 6626 PAGE 900

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel Nos.
Brian N. Byrnes 109 Clarendon Avenue Nashville, Tennessee 37205	New Owner	117-13-B-58

FOR AND IN CONSIDERATION of the sum of Ninety-Four Thousand Dollars ($94,000.00), Abbott Martin Corporation, a Tennessee corporation (hereinafter referred to as "GRANTOR"), has bargained and sold, and does hereby transfer and convey unto Brian N. Byrnes, (hereinafter referred to as "GRANTEE"), certain real estate in Davidson County, Tennessee, as follows:

Being a certain building site identified as Lot No. 700, on the Plan of Abbottsford of record in Plat Book 6250, Pages 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 700 Overton 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 6548, Page 213, RODC.

(3) All easements and restrictions set forth on the Plat of Abbottsford of record in Plat Book 6250, Pages 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 9 day of August, 1985.

ABBOTT MARTIN CORPORATION

By: Fred R. Webber

Fred R. Webber, Jr., President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, Fred R. Webber, 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 President of Abbott Martin Corporation, a corporation, the within named bargainor, and that he, as such President being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by the said Fred R. Webber, Jr., as President.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 9 day of August, 1985.

Rita D'Bussey

Notary Public

My commission expires: 1-22-89

STATE OF TENNESSEE RITA D'BUSSEY NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $94,000.00.

Affiant

Subscribed and sworn to before me this, the 9 day of August, 1985.

Notary Public

My commission expires:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RUSH

2.7.406.

IDENTIFI REFERENCE

AUG 9 10 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6626 PAGE 903

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

94000.00- CAPT.
244.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 253.90-
6012A08/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27406

IDENTIFICATION REFERENCE

AUG 9 10 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 162005