BOOK 6643 PAGE 904

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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Aug 30 10 50 AM '85
IDENTIFICATION REFERENCE
3 2 8 1 9

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel Nos.
Mr. Timothy T. Austin Tim Austin Construction Company 163 Maple Street Hendersonville, TN 37075	New Owner _____ _____ _____	117-13-B-101

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 Timothy T. Austin, d/b/a Tim Austin Construction Company (hereinafter referred to as "GRANTEE"), certain real estate in Davidson County, Tennessee, as follows:

> Being a certain building site identified as Lot No. 301, 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 301 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 6548, Page 213, RODC.

2582

(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 30 day of August, 1985.

ABBOTT MARTIN CORPORATION

By: _____
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 30 day of August, 1985.

_____
Notary Public

My commission expires:
5-13-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Timothy J. Austin
Affiant

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

Rita McMurry
Notary Public

My commission expires:
5-13-89

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6643 PAGE 907

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

60805.00- CAMT.
168.34 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 167.84-
2582AU8/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32819

IDENTIFICATION REFERENCE

AUG 30 10 50 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168425