BOOK 6753 PAGE 78

lb25:12/31/85

FROM: Robert E. LaBrec and wife, Ithaca S. LaBrec
TO: Alejandro A. Rivas and wife, Beverly A. Rivas

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:

Alejandro A. Rivas and wife,
Beverly A. Rivas
3215 Lakeshore Drive
Nashville, Tennessee 37138

Send Tax Bills to: Same

Map-Parcel No.

P.O.
Map 108;
Parcel 206

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $74,500.00.

Affiant

Subscribed and sworn to before me, this the 31st day of December, 1985.

Notary Public

My Comm. Expires: 1/19/88

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Richard E. LaBrec and wife, Ithaca S. LaBrec, hereinafter collectively called "GRANTOR," have bargained and sold, and by these presents do transfer and convey unto Alejandro A. Rivas and wife, Beverly A. Rivas, hereinafter collectively called "GRANTEE," their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

[SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF SET FORTH VERBATIM]

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on attached Exhibit A.

This is improved property known as 408 Woodsman Court, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind themselves, their heirs, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

The undersigned Alejandro A. Rivas and wife, Beverly A. Rivas assume and agree to pay the indebtedness evidenced by a certain promissory note dated December 31, 1985 in the original principal

amount of $52,500.00 made by GRANTOR and payable to the order of Commerce Union Bank as secured by that certain Deed of Trust from GRANTOR to Stephen C. Baker, Trustee for the benefit of Commerce Union Bank of record in Book _____, page ____, Register's Office for Davidson County, Tennessee.

WITNESS our hands this 31st day of December, 1985.

Alejandro A. Rivas

Robert E. LaBrec

Beverly A. Rivas

Ithaca S. LaBrec

"GRANTEE"

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JANET L. HENDERSON a Notary Public in and for said County and State, the within named Robert E. LaBrec, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31 day of December, 1985.

NOTARY PUBLIC

My Commission Expires: 1/19/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JANET L. Henderson, a Notary Public in and for said County and State, the within named Ithaca S. LaBrec, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31 day of December, 1985.

NOTARY PUBLIC

My Commission Expires: 1/19/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JANET L. HENDERSON, a Notary Public in and for said County and State, the within named Alejandro A. Rivas, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31 day of December, 1985.

Janet L. Henderson
NOTARY PUBLIC

My Commission Expires: 1/19/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JANET L. HENDERSON a Notary Public in and for said County and State, the within named Beverly A. Rivas, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31 day of December, 1985.

Janet L. Henderson
NOTARY PUBLIC

My Commission Expires: 1/19/88

lb29:12/31/85

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 96B as shown on the Plan of Zone Lot Drwg., Lots 89-90-91-94-95-96 & 97, Percy Priest Woods, Section IV, of record in Book 6250, page 756, Register's Office for said County, and also shown as part of Lot 96 on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 357, said Register's Office, to which plans reference is hereby made for a more complete description.

Being a part of the same property conveyed to Robert E. LaBrec by deed from Percy Priest Woods, a joint venture, of record in Book 6752, page 950, Register's Office for Davidson County, Tennessee.

The above-described property is encumbered by the following:

1. Deed of Trust from Robert E. LaBrec and wife, Ithaca S. LaBrec to Stephen C. Baker, Trustee, dated December 31, 1985, of record in Book 6753 page 21, Register's Office for Davidson County, Tennessee to secure an indebtedness evidenced by a promissory note in the original principal amount of $52,500.00 payable to Commerce Union Bank.

2. Restrictive covenants of record in Book 5984, page 865, and amended in Book 6020, page 270, and further amended in Book 6097, page 11, said Register's Office.

3. Ingress, egress and public utilities easement as reserved in the deed of record in Book 6071, page 482, said Register's Office.

4. Ingress and Egress Easement conveyed by deed from Percy Priest Woods, a joint venture to Kodill Properties, a limited partnership, dated June 1, 1983, of record in Book 6071, page 491, said Register's Office.

5. Conveyance of water mains of record in Book 6147, page 886, said Register's Office.

6. Conveyance of sewer lines of record in Book 6147, page 893, said Register's Office.

7. All matters as shown on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 357, said Register's Office.

8. All matters as shown on the Plat of Zone Lot Drwg., Lots 89-90-91-94-95-96 & 97, Percy Priest Woods, Section IV, of record in Book 6250, page 756, said Register's Office.

9. Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements.

IDENTIFICATION REFERENCE
6 5 5 0 7
DEC 31 5 31 PM '85
PAT Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
			74500.00- CONT.	
			193.70 CSTAX	
			.50 PRFEE	
			12.00 TDEED	
		VB	12.00- TDEED	
			12.00 WDEED	
			CHECK	206.20-
		1894	12/31/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6550 7.

IDENTIFICATION REFERENCE

DEC 31 5 31 PM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 206752