mdc809:12/30/85

FROM: Robert E. LaBrec and wife, Ithaca S. LaBrec
TO: Richard D. Pinson and wife, Amanda H. Pinson

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

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Richard D. Pinson and wife, Amanda H. Pinson 2023 Castleman Drive Nashville, Tennessee 37215	Same	Map 108-16; Parcel 79

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $58,500.00.

Richard D. Pinson
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 Richard D. Pinson and wife, Amanda H. Pinson, 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 933 Hammack 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.

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

Robert E. LaBrec

Robert E. LaBrec

Ithaca S. LaBrec

Ithaca S. LaBrec

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.

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 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.

Janet L. Henderson
NOTARY PUBLIC

My Commission Expires: 1-19-88

mdc817:12/30/85

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 78A of the Zone Lot Division of Lot Nos. 77, 78 and 79, of Section Two, Percy Priest Woods, of record in Plat Book 6250, page 582, amending Plat Book 5800, page 259, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert E. LaBrec, a married person, by deed from Percy Priest Woods, a joint venture, of record in Book 6695, page 820, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Restrictive covenants of record in Book 6093, page 392, and amendend in Book 6097, page 11, Book 6353, page 307, and Book 6560, page 667, said Register's Office.

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

3. Sanitary sewer and/or storm drainage easement conveyed by deed from Percy Priest Wood, a joint venture to Third National Bank in Nashville, Tennessee, dated May 18, 1983, of record in Book 6095, page 803, said Register's Office.

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

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

6. All matters as shown on the Final Subdivision Plat, Section II, Percy Priest Woods, of record in Book 5800, page 259, said Register's Office.

7. All matters as shown on the Plat of Zone Lot Division, Lots 77, 78 and 79, Section II, Percy Priest Woods, of record in Book 6250, page 582, said Register's Office.

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

6.5.5 / 3.
IDENTIFICATION REFERENCE
DEC 31 3 34 PM '85
FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

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RECEIVED OF _____

FOR _____

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
			152.10 CSTAX	
			.50 PREC	
			9.00 WDEED	
			CHECK - 161.60-	
1901A	12/31/85	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65513

IDENTIFICATION REFERENCE

DEC 31 5 34 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 206758