B0440

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 6771 PAGE 698

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

LeRoy Reeder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 1986

Notary Public

MY COMMISSION EXPIRES: January 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bone, Langford & Armistead, Suite 900, 2100 West End Avenue, Nashville, Tennessee 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leroy A. Reeder, unmarried (NAME)	Investors Federal Savings Bank (NAME)	
303 St. James Park (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	P/P 117-13-98
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Timothy W. Burrow and Nelson W. Holt, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leroy A. Reeder, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being a certain building site identified as Lot No. 303, on the Plan of Abbottsford of record in Plat Book 6250, page 419-421, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy W. Burrow and Nelson W. Holt, a Tennessee general partnership, by Special Warranty Deed from Abbott Martin Corporation, a Tennessee corporation of record in Book 6544, page 30, said Register's Office.

Timothy W. Burrow is a single person.
Nelson W. Holt is a single person.

Declaration of Restrictive Covenants and Reciprocal Easements dated January 21, 1985, of record in Book 6478, page 177, said Register's Office, as amended by instrument of record in Book 6530, page 242, said Register's Office.

Restrictive Covenants for Abbottsford of record in Book 6537, page 303, said Register's Office.

Water line easements of record in Book 1286, page 690, said Register's Office and of record in Book 1037, page 572, said Register's Office.

Storm Water Detention Agreement dated May 10, 1985, of record in Book 6555, page 328, said Regsiter's Office.

The Plat of Phase One of Abbottsford, a planned unit development, of record in Book 6250, pages 419, 420 and 421, said Register's Office, shows an owner's certificate and dedication of common areas and various easements as noted thereon.

This is (XX) unimproved ( ) property, known as 303 St. James Park, Nashville, TN 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 their hands this 27th day of January, 19 86

Timothy W. Burrow and Nelson W. Holt, a Tennessee General Partnership

Timothy W. Burrow

Nelson W. Holt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy W. Burrow and Nelson W. Holt

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of January, 19 86.

Notary Public

Commission Expires 1/19/88

STATE OF TENNESSEE
Davidson County

BOOK 6771 PAGE 699

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM Timothy W. Burrow and Nelson W. Holt a Tennessee General Partnership

TO Leroy A. Reeder

7.2161.

IDENTIFICATION REFERENCE

JAN 28 2 58 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy W. Burrow and Nelson W. Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of Timothy W. Burrow and Nelson W. Holt, a Tennessee General Partnership, the within named bargainor, a partnership, and that they as such partners executed the foregoing instrument for the purposes therein contained, by signing the name of thepartnership by themselves as partners.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of January, 1986.

NOTARY PUBLIC

My Commission Expires: 1/19/88

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

BOOK 6771 PAGE 700

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

366000.00- CONT.
1001.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 1007.50-
9865A01/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.21 6 1.

IDENTIFICATION REFERENCE

JAN 28 2 58 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 214529