BOOK 6799 PAGE 436

81428

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

mail

IDENTIF REFERENCE

SPECIAL WARRANTY DEED

MAR 7 1 55 PM '86

DAVI

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel Nos.
Mr. and Mrs. Elbert W. Baker, Jr. 406 Hyde Park Nashville, Tennessee 37215	New Owner	117-13-B-11

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Thousand Dollars ($120,000.00), Michael Fox Construction Company, Inc., a Tennessee corporation (hereinafter referred to as "GRANTOR"), has bargained and sold, and does hereby transfer and convey unto Elbert W. Baker, Jr. and wife, June R. Baker (hereinafter referred to as "GRANTEE"), certain real estate in Davidson County, Tennessee, as follows:

> Being a certain building site identified as Lot No. 406, 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 Abbott Martin Corporation, pursuant to Special Warranty Deed of record in Book 6791, Page 33, RODC.
>
> This is unimproved property, known as 406 Hyde 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 1986, which the GRANTEE 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.

CHECK

(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 7 day of March, 1986.

MICHAEL FOX CONSTRUCTION COMPANY, INC.

By: Michael C. Fox
Michael C. Fox, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, Michael C. Fox, 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 Michael Fox Construction Company, Inc., 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 Michael C. Fox, as President.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 7 day of March, 1986.

Rita McQuerry
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 $120,000.00.

Affiant

Subscribed and sworn to before me this, the 7 day of March, 1986.

Notary Public

My commission expires:

5-13-89

Prepared by:

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6799 PAGE 439

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

120000.00- CAMT.
312.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 321.50-
03A03/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 4 2 8"

IDENTIFICATION REFERENCE

MAR 7 1 55 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 225486