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WARRANTY DEED

Address New Owner	Send Tax Bills To	Map/Parcel Numbers
Erby G. Whitaker Post Office Box 485 Madison, TN 37115	SAME	Map 51-11-A Parcel 10

FOR AND IN CONSIDERATION of Thirty Thousand Dollars ($30,000.00), receipt of which is hereby acknowledged, ROBERT H. EDWARDS and JOHN R. FURMAN, hereinafter referred to as Grantors, have bargained and sold and by these presents do transfer and convey unto ERBY G. WHITAKER, and WIFE, YHOLONDE M. WHITAKER, hereinafter referred to as Grantees, their heirs and assigns forever, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Lot 306 on the Final Plat of Wellington Square, a planned residential development, located in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, said plat recorded in Book 6250, Page 675, Register's Office, Davidson County, Tennessee; together with a one-thirteenth right and easement of enjoyment in and to common areas described on said Plat, and an easement for installation, use, and maintenance of a driveway shared in common with Lot 308.
>
> This conveyance is subject to all Convenants, Conditions, and Restrictions for Wellington Square, a Planned Residential Development, and the attached Bylaws as recorded in Book 6680, Page 770, et seq., Register's Office, Davidson County, Tennessee and any amendments thereto.
>
> This property is unimproved property known as 306 Wellington Court, being a portion of the property conveyed to Robert H. Edwards and John R. Furman by Quitclaim Deed from George E. Mudter, Jr., Trustee, of record in Book 6681, Page 675, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, estate, title and interest thereto, belonging unto the said Grantees, their heirs and assigns forever.

THE GRANTORS DO COVENANT with the Grantees that they are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, except for property taxes for 1986 which are not yet due and payable.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this 20th day of May, 1986.

Robert H. Edwards

Robert H. Edwards

John R Furman

John R. Furman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said State and County, the aforesaid Robert H. Edwards and John R. Furman, the within named Bargainors, 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 seal at Nashville, Tennessee, this 20th day of May, 1986.

Lula R. Armstrong

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 $30,000.00.

John R Furman

Affiant

Sworn to and subscribed to before me this 20th day of May, 1986.

Lula R Armstrong

Notary Public
My Commission Expires: 5-13-89

This instrument prepared by:
Betsy B. Edwards, Attorney
Hess & Edwards, P.C.
Suite 101, Gallatin Building
278 Franklin Road
Brentwood, Tennessee 37027

03140

IDENTIFICATION

MAY 21 2 51 PM '86

FELIX T. WILSON JR. 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

30[illegible].00- CAMT.
78.00 CSTAX
.50 PRFE'
6.00 WDE'D
CHECK 84.50-
6837A05/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 3 1 4 0

IDENTIFICATION REFERENCE

MAY 21 2 51 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250601