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FORM NO. WD-1

WARRANTY DEED

FROM: MICHAEL D. CABBAGE, and, ROBERT D. CABBAGE and wife, BARBARA J. CABBAGE

TO: NANCY C. KELLNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,250.00

x Robert Douglas Cabbage
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 19 86

Notary Public

MY COMMISSION EXPIRES: 7-10-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RONALD L. STONE, 176 2nd Avenue North, Suite 500, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NANCY C. KELLNER (NAME)	-OWNER- (NAME)	MAP 142-4-A
Unit 71 Belle Forest Condo., 210 Old Hickory (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 71
Blvd. Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	F. B. 9D 3677

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, MICHAEL D. CABBAGE, and, ROBERT D. CABBAGE and wife, BARBARA J. CABBAGE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NANCY C. KELLNER

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:

LAND in Davidson County, Tennessee, being Unit No. 71 in a Horizontal Property Regime located on the Plan of Belle Forest of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Michael D. Cabbage and Robert D. Cabbage and wife, Barbara J. Cabbage by Deed from Jeffery Stephen Cabbage of record in Book 6143, page 870, R.O.D.C.

This conveyance is subject to certain conditions, restrictions and covenants as set out in the Master Deed and Bylaws Establishing a Horizontal Property Regime for Belle Forest as of record in Book 5438, Page 699, Register's Office for Davidson County, Tennessee, Book 5438, page 742, Register's Office for Davidson County, Tennessee. Said restrictions contain no provision that will cause a forfeiture or reversion of title, have not been violated to date, and any future violations thereof will not result in forfeiture or reversion of title. The Plan of record for Belle Forest, a Horizontal Property Regime, being of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 210 Old Hickory Boulevard, Nashville, Tennessee 37221
(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 our hand s this 6th day of June, 19 86

x Michael D. Cabbage by Robert D. Cabbage
* MICHAEL D. CABBAGE by ROBERT D. CABBAGE

Robert D. Cabbage (X) Barbara J. Cabbage
ROBERT D. CABBAGE BARBARA J. CABBAGE

* Pursuant to Power of Attorney attached hereto as EXHIBIT I.

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Ronald L. Stone, a Notary Public in and for said County and State, the within named Michael D. Cabbage by Robert D. Cabbage pursuant to Power of Attorney attached hereto, Robert D. Cabbage and Wife, Barbara J. Cabbage, the bargainor, 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 5th day of June, 1986.

Ronald L. Stone Notary Public

Commission Expires 1-10-89

STATE OF TENNESSEE }
Davidson County }

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

TO

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

RUSH

JUN 6 1 52 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

080 30

EXHIBIT I

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LIMITED POWER OF ATTORNEY

I, the undersigned MICHAEL DOUGLAS CABBAGE, do hereby nominate and appoint my father, Robert Douglas Cabbage to be my attorney-in-fact for the purpose of signing all deeds, contracts and other documents necessary for the sale of the condominium unit located at 210 Old Hickory Boulevard, Unit 71, Nashville, Davidson County, Tennessee 37221, Book 6009, Page 228, said Register's Office.

Said appointment is limited to the purposes described above, and shall terminate upon effectuation of the sale of said real property.

WITNESS MY HAND AND SEAL this 31st day of May, 1986.

Michael Douglas Cabbage
MICHAEL DOUGLAS CABBAGE

STATE OF CALIFORNIA
COUNTY OF San Francisco

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the above signed MICHAEL DOUGLAS CABBAGE, who acknowledges that he signed the foregoing Limited Power of Attorney for the purposes therein contained.

WITNESS MY HAND AND SEAL this 31st day of May, 1986.

Helen D. Dawson
NOTARY PUBLIC

My Commission Expires: May 8, 1990

OFFICIAL SEAL
HELEN D. DAWSON
NOTARY PUBLIC-CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO
My Commission Expires May 8, 1990

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			46250-CO-	CAMT.
			120.12	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	129.62-
2548A06/06/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08030

IDENTIFICATION REFERENCE

JUN 6 1 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 256190