LIMITED WARRANTY DEED

FROM: David W. Talley, Grantor

TO: W. Scott Vincent and wife, Connie Lynn Vincent, Grantees

This instrument was prepared by:
Cynthia N. Sellers
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Mr. and Mrs. W. Scott Vincent 320 Paragon Mills Road Nashville, TN 37211	Same	171-8-29 Field Book Numbers 6DU-78100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is THIRTY EIGHT THOUSAND and 00/100 Dollars ($38,000.00).

W. Scott Vincent
Affiant

SUBSCRIBED AND SWORN TO before me, this the 11th day of June, 1986.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/8/89

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, David W. Talley, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said W. Scott Vincent and wife, Connie Lynn Vincent, as Grantees, their heirs, successors, and assigns, a certain tract or parcel of land (the "Property") in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 15 on the Plat of Saddlewood Subdivision of record in Plat Book 5200, page 128, Register's Office for said County.

Said Lot No. 15 fronts 257.08 feet on the northeasterly margin of Green Apple Lane and extends back 160.13 feet on the easterly line, and 187.12 feet on the westerly line to a line on the rear on which it measures 235.59 feet.

Being the same property conveyed to David W. Talley by deed from John W. Belcher and wife, Mary H. Belcher of record in Book 6760, page 25, Register's Office of Davidson County, Tennessee.

This is unimproved property.

This conveyance is expressly made subject to the following:

(i) The lien for 1986 taxes, not yet due and payable, which have been prorated and will be paid by Grantees.

(ii) Restrictive covenants contained in an instrument of record in Book 5390, page 306, said Register's Office of Davidson County, Tennessee.

(iii) The plan of record in Book 5200, page 128, said Register's Office, shows an owner's certificate, a 65 foot minimum building setback line form Green Apple Lane and a 10 foot easement for public utility and drainage purposes along the easterly and rear lines of said lot and the notes as shown on said plan.

This conveyance is further expressly made subject to the following restriction:

No improvements may be constructed on the Property unless in strict conformity with plans and specifications approved by Grantor. Grantor shall have the right to remove or alter any part of the residence or other improvements upon the Property which are not built in accordance with such approved plans and specifications in order to bring the same into substantial conformity with such plans and specifications. All costs incurred by Grantor in connection with such removal or alteration shall be paid by Grantees promptly upon demand together with interest at the lower of eighteen percent (18%) simple interest per annum or the maximum lawful contract rate of interest in Tennessee to which parties may agree from the time Grantor pays such costs until the same have been reimbursed by Grantees to Grantor. Grantor shall have a lien upon the Property for all of such costs paid by Grantor which may be evidenced of record by Grantor's sworn affidavit as to the amount of such lien. Such lien shall be treated as a mechanic's and materialmen's lien under Tennessee law and shall be perfected in the same manner and have the same priority with respect to other liens or deeds of trust as any other mechanic's or materialmen's lien would be accorded under applicable law. This restriction shall terminate five years from date of deed.

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

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey it.

And Grantor does further covenant and bind himself, and his heirs, successors and assigns to warrant and forever defend the title to the Property to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

Grantor also reserves for himself, his heirs, successors and assigns, an option to repurchase the Property for a repurchase price of $34,000 plus interest from the date hereof at the rate of 6% per annum upon the failure of the Grantees, or Grantees' successors in title or interest, within twenty-four (24) months of the date hereof, to complete and obtain a certificate of occupancy or its equivalent for a residence upon the Property built in accordance with plans and specifications approved by Grantor. This option to repurchase shall terminate upon the recording of Grantor's written release of the option or one year following the date of the filing of notice of completion of a residence upon the Property, whichever first occurs.

By their acceptance and recording of this deed, the Grantees have acknowledged their agreement to be bound by the restrictions and option to repurchase contained herein, the same having been agreed to as additional consideration to induce the Grantor to execute and deliver this deed.

Montez Talley, wife of David W. Talley, joins in the execution of this deed for the purpose of conveying to the Grantees all of her rights, title and interest in the herein described property, whether by marriage or otherwise, but without making any warranties or representations as to said property.

Witness our hands this 11th day of June, 1986.

GRANTOR:

David W. Talley
DAVID W. TALLEY

Montez Talley
MONTEZ TALLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie A. Baker, a Notary Public of said County and State, DAVID W. TALLEY, 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, at Office, this 10th day of June, 1986.

Debbie A. Baker
Notary Public

My Commission Expires: 3-8-89

DEBBIE A. BAKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie A. Baker, a Notary Public of said County and State, MONTEZ TALLEY, 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, at Office, this 10th day of June, 1986.

Debbie A. Baker
Notary Public

My Commission Expires: 3-8-89

DEBBIE A. BAKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

09594

IDENTIFICATION REFERENCE

JUN 11 4 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1708W/6-11-86

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

RECEIVED OF _____

FOR _____

BOOK 6884 PAGE 377

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

38000.00- CAMT.
98.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 111.30-
4427A06/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09594

IDENTIFICATION REFERENCE

JUN 11 4 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 258030