BOOK 6915 PAGE 353

WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

Address of New Owner(s):	Send Tax Bills to:	Map-Parcel Nos.
Jane W. Yount 407 Hyde Park Nashville, Tn. 37215	SAME	117-13-B

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Jane W Yount
Affiant

Subscribed and sworn to before me this 11th day of July, 1986.

Carol R. Rivers
Notary Public

Commission expires: 5/13/89

19781

IDENTIFICATION REFERENCE

JUL 14 8 45 AM '86

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, MICHAEL FOX CONSTRUCTION CO., a Tennessee corporation, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto JANE W. YOUNT, hereinafter referred to as Grantee, her heirs, successors 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 Lot No. 407 on the Plan of Abbottsford, of record in Plat Book 6250, pages 419-421, Register's Office for Davidson County, Tennessee, bounded and described as follows:

Commencing at a point on the northerly margin of Hyde park, said point being the northwest corner of lot 407, and said point also being the southwest corner of lot 408; thence, leaving the northerly margin of Hyde Park proceeding north 98 feet along the common boundary of lot 408 to a point; thence, in a southerly direction along the rear line of said lot 24.23 feet to a point; thence, continuing along the rear line of said lot south 43° 4' 58" east around a curve to the right having a radius of 188.37 feet and a length of 46.24 feet to a point, said point being the southeast corner of said lot; thence, proceeding in a southerly direction south 39° 53' 7" west, a distance of 92.35 feet to a point; thence, northwesterly along the northerly margin of Hyde Parke 70 feet to a point, said point being the point of beginning.

Being the same property conveyed to Michael Fox Construction Company by deed from Abbott Martin Corporation of record in Book 6643, page 898, Register's Office for Davidson County, Tennessee.

07/14 1171.55- CHECK

6352

Subject to the Plan of record in Book 6250, page 419-421, Register's Office for Davidson County, said Register's Office shows an Owner's Certificate, a 25 foot minimum building setback line from Hyde Park.

Subject also to the following covenants and restrictions:

1. Declaration of Restrictive Covenants and Reciprocal Easements dated January 21, 1985 of record in Book 6478, page 177, Register's Office for Davidson County, Tennessee, amended in Book 6530, page 242, said Register's Office.

2. Restrictive Covenants for Abbottsford of record in Book 6537, page 303, amended in Book 6576, page 509, further amended in Book 6578, page 302, further amended in Book 6591, pages 347, 352, in Book 6592, page 400, Book 6601, page 966, Book 6607, pages 519, 524, 529; also amended in Book 6619, pages 931, 936, 941, 946, Book 6628, page 721, Book 6638, pages 351, 356, 361, 366, 371, and 376 all in the Register's Office for said Davidson County, Tennessee.

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

4. Plat of Phase One of Abbottsford, a Planned Unit Development of record in Plat Book 6250, pages 419, 420, and 421; amended in Book 6653, page 129 and Book 6771, page 683, said Register's Office.

5. Storm Water Detention Agreement of record in Book 6555, page 328, Register's Office for Davidson County, Tennessee.

6. Surveyor Certificate of Correction of record in Book 6800, page 164, said Register's Office.

7. Charter of Homeowners Association of record in Book 6548, page 213, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property, known as Lot 407, Hyde Park, Plan of Abbottsford, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, her successors and assigns forever, and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as hereinabove set forth, and taxes for the year 1986 which the Grantee herein assumes and agrees to pay.

AND Grantor does further covenant and bind itself, and its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 11th day of July, 1986.

MICHAEL FOX CONSTRUCTION CO.

By: Michael C. Fox
Michael C. Fox
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, MICHAEL C. FOX, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes thereon contained, and who further acknowledged that he is the President of MICHAEL FOX CONSTRUCTION CO. and is authorized by MICHAEL FOX CONSTRUCTION CO. to execute this instrument on its behalf.

Witness my hand and seal at office in Nashville, Tennessee, this 11th day of July, 1986.

Carol R. Lucker
Notary Public

My Commission Expires:
5/13/89

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6915 PAGE 356

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
			41500[illegible].00- CONT.	
			1162.00 CSTAX	
			.50 PREC[illegible]	
			9.00 WDE[illegible]	
			CHECK 1171.50-	
6352A07/14/86			SAL .0[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

JUL 14 8 45 AM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 269743