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

BOOK 6941 PAGE 544

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel Nos.
Joe Sproles 749 Fairfield Lake Drive Chesterfield, MO 63017	New Owner	117-13-B-91

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIVE THOUSAND DOLLARS ($105,000.00), Mark H. Harrison and John C. Reed (hereinafter referred to as "GRANTOR"), have bargained and sold, and do hereby transfer and convey unto Joe Sproles, (hereinafter referred to as "GRANTEE"), certain real estate in Davidson County, Tennessee, as follows:

Being a certain building site identified as Lot No. 106, 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 6575, Page 860 RODC.

This is unimproved property, known as 106 Abbottsford, 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.

29582

IDENTIFICATION REFERENCE

AUG 7 3 20 PM '86
FELIX Z. ROSCHELLE
DAVIDSON COUNTY

(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 August, 1986.

Mark H. Harrison

John C. Reed

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, Mark H. Harrison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My commission expires:
9-9-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, John C. Reed, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

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

Sherri Stowe
Notary Public

My commission expires:
9-9-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Joe C. Reed
Affiant

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

Sherri Stowe
Notary Public

My commission expires:
9-9-89

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

RECEIVED OF _____

FOR _____

BOOK 6943 PAGE 547

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
			105000.00- CAPT.	
			294.00 CSTAX	
			.50 PRFE	
			5.00 MISC	
			CHECK 300.50-	
			7696A00/07/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

582
29

IDENT. REFERENCE

Aug 7 3 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 280837