File 6 MDC

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Rochford Realty and Construction Co., Inc.	"OWNER"	131-1-41
(NAME)	(NAME)	
2200 Abbott Martin Road	SAME ADDRESS	Field Book 7DA-44095
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37215		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6951 PAGE 396

For and in consideration of the sum of two hundred ten thousand and no/100---------- DOLLARS

cash in hand paid and other good and valuable considerations the recept and sufficiency of which is hereby acknowledged,

I, Marbut G. Gaston, the grantor

(see Homestead Declaration recorded in the pages immediately preceeding this instrument)

have bargained and sold, and by these presents do transfer and convey unto the said Rochford Realty and Construction Company, Inc.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being land marked as Mr. & Mrs. V.E. Patterson reserved on the Plat of Lindawood as of record at Plat Book 2330, page 23, Register's Office for said County, described according to said plat as follows:

Beginning at a concrete monument at the southwest corner of Lot No. 11 Lindawood Subdivision, thence south 88° 39' east 213 feet to a point; thence, north 1° 21' east 375.6 feet to a point in the southerly margin of Hobbs Road; thence, south 8° 39' east 12 feet to a concrete monument; thence, south 1° 21' west 375.6 feet to a concrete monument; thence, continuing south 1° 21' west 279.9 feet to a point; thence, north 88° 39' west 225 feet to a concrete monument; thence, north 1° 21' east 279.9 feet to the point of beginning.

Being all the same property conveyed to Marbut G. Gaston by deed from Martha T. McKay as of record in Book 2877, page 352, Register's Office for said County.

This conveyance is subject to 1986 property taxes, which have been prorated this date and the grantees assume in full, which constitute a lien but not yet due and payable, 1985 taxes in the amount of $490.00 PAID and listed to map-parcel 131-1-41, field book #7DA-44095, to a sewer easement in favor of Metropolian Government of Nashville and Daivdosn County as of record at Book 4159, page 121, said Register's Office, to restrictive covenants of record at Book 2392, page 139, said Register's Office, and to limitations shown on said plan of record at Plat Book 2330, page 23, said Register's Office.

( ) This is improved (X) property, known as Hobbs Road (House Number) (Street)

Nashville, TN 37215 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 6th day of August, 19 86.

Marbut G. Gaston

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

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Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public of said county, Marbut G. Gaston

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 6th day of August, 1986.

NOTARY PUBLIC

My commission expires:
4-17-88

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of 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 President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

_____

STATE OF TENNESSEE
COUNTY OF Davidson

AUG 15 3 59 PM '86
LIZ Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION

3240 5

The actual consideration for this transfer or value of property (whichever is greater) is $ 280,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 11th day of August, 19 86.

My commission expires 4-17-88 Notary Public

GLENN GASTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN. 37215

Name | Address

WARRANTY DEED

FROM

Marbut G. Gaston

TO

Rochford Realty and Construction Company, Inc.

Ticor Title Ins. Co.

04002118

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

2100 1.10- PMRT,
500.00 STMX
.50 PRFE
6.00 MOR
STMX 594.50-
0975A08/15/86 REL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 2 4 0 5

IDENTIFICATION REFERENCE

AUG 15 3 59 PM '86

FELIX Z. WILSON, II
DAVIDSON COUNTY TENNESSEE

No. 284042