Mail

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

BOOK 6963 PAGE 888

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel Nos.
Ms. Kitty Moon c/o Scene Three 1813 Eighth Avenue South Nashville, Tennessee 37203	New Owner	117-13-B-73

FOR AND IN CONSIDERATION of the sum of Ninety-five Thousand Dollars ($95,000.00), James W. Caden, Jr., a married man (hereinafter referred to as "GRANTOR"), has bargained and sold, and does hereby transfer and convey unto Kitty Moon, a single woman (hereinafter referred to as "GRANTEE"), certain real estate in Davidson County, Tennessee, as follows:

> Being a certain building site identified as Lot No. 604, 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 deed from Abbott Martin Corporation of record in Book 6695, Page 75 RODC.
>
> Vonde C. Caden, spouse of said James W. Caden, Jr., joins in this conveyance to convey all of her right, title and interest in said real property by reason of her marital status.
>
> This is unimproved property, known as 604 Green Park, 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.

(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 executed this instrument on the 11th day of August, 1986.

James W. Caden, Jr.

Vonde C. Caden

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, James W. Caden, Jr., and wife, Vonde C. Caden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and they acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 11th day of August, 1986.

Notary Public

My commission expires:

1/19/88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Rita D. Guerry
Affiant

Subscribed and sworn to before me this, the 29th day of August, 1986.

Connie Comer
Notary Public

My commission expires:
5-27-87-18-87

3 6 8 0 1

IDENTIFICATION REFERENCE

Aug 29 1 10 PM '86

FILED & RECORDED
04 DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6963 PAGE 891

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

95000.00- CAMT.
266.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 275.50-
G026A08/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3680 I

IDENTIFICATION REFERENCE

AUG 29 1 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288967