WARRANTY DEED BOOK 6974 PAGE 159

FROM: Fox Builders, Inc., Grantors

TO: Charles Hampton White and wife Frances C. White, Grantee

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

Address New Owner(s) as Follows:

402 Hyde Park Circle
Nashville, TN 37215

Send Tax Bills To: same

Map-Parcel Numbers

117-13-B-015

Field Book Numbers

7DA-91367

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Eighty Five Thousand Dollars ($385,000).

Charles Hampton White
Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of September, 1986.

Robert N. Buchanan, III
Notary Public

My Commission Expires: 4-17-88

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, Fox Builders, Inc., a Tennessee corporation, as Grantors, has bargained and sold, and by these presents does transfer and convey unto the said Charles Hampton White and wife, Frances C. White, Grantee, their 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. 402 on the Plan of Phase One, Abbottsford, a planned unit development as of record in Book 6250, page 419 and 420 and 421, amended in Book 6619, page 936, and in Book 6771, page 683, Register's Office for Davidson County, Tennessee, and corrected by Surveyors Certificate, of correction of record in Book 6800, page 164, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Fox Builders, Inc., a Tennessee corporation, by deed from Abbott Martin Corporation, a Tennessee corporation, of record in Book 6643, page 892, Register's Office of Davidson County, Tennessee.

This is unimproved property, known as 502 Hyde Park Circle, Nashville, Tennessee 37215.

This conveyance is expressly made subject to the following:

1. The lien for 1986 taxes which have been prorated and will be paid by Grantee.

2. Declaration of Restrictive Covenants and Reciprocal Easements dated January 21, 1985, made by Frank R. Leu and wife, Margaret Leu of record in Book 6478, page 177, Register's Office for Davidson County, Tennessee, as amended by Amendment No. One of record in Book 6530, page 242, Register's Office for Davidson County, Tennessee.

3. Water line easements of record in Book 1286, page 690, and of record in Book 1037, page 572, Register's Office for Davidson County, Tennessee.

4. The Plan of record in Book 6250, pages 419, 420 and 421 amended in Book 6619, page 936, and in Book 6771, page 683, corrected by Surveyors Certificate of correction of record in Book 6800, page 164, said Register's Office, shows an Owner's Certificate, certain setback lines and easements to which reference is hereby made.

5. Declaration of Covenants, conditions and restrictions, including without limitations all burdens, liens, obligations and also including but not limited to covenants, respecting right of first refusal of record in Book 6537, page 303, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement dated May 10, 1985, by and between Abbottsford Home Owner's Corporation, Inc., and the Metropolitan Government of Nashville and Davidson County, of record in Book 6555, page 328, Register's Office for Davidson County, Tennessee.

7. Charter of Abbottsford Homeowners' Association, of record in Book 6548, page 213, Register's Office for Davidson County, 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, their heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness the signature of Grantors duly authorized officer this 9th day of Sept., 1986.

FOX BUILDERS, INC.

By: Cecil L. Fox
Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Robert N. Buchanan, a Notary Public of said County and State, personally appeared Cecil L. Fox, 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 FOX BUILDERS, INC., the within named bargainor, a corporation, and that _____ as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, this 9th day of September, 1986.

Robert N. Buchanan
Notary Public

My Commission Expires: 4-17-88

40433

IDENTIFICATION REFERENCE

SEP 10 9 37 AM '86

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

1938R/9-9-86

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

RECEIVED OF _____

FOR _____

BOOK 6974 PAGE 162

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

385000.00→ CAMT
1078.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1087.50→
0063A09/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40433

IDENTIFICATION REFERENCE

SEP 10 9 37 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 292922