60446

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS:
John M. Tudor	Security Federal Savings & Loan	108-15-2
(NAME) 1028A 18th Ave. South	(NAME) 4235 Hillsboro Road	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37212	(STREET ADDRESS) Nashville, Tn. 37215	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------($10.00)---------- ----------TEN AND NO/100----------DOLLARS

Cash in hand paid by JOHN M. TUDOR, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, ROBERT E. LaBREC AND WIFE, ITHACA S. LaBREC, have bargained and sold, and by these presents do transfer and convey unto the said

JOHN M. TUDOR

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

Being Lot No. 128-A, on the Plan of Zone Lot Division, Lots 127 and 128, PERCY PRIEST WOODS, SECTION IV, of record in Book 6250, page 826, Register's Office for said County, and also shown as part of Lot No. 128 on the Final Plat, Section Four, Percy Priest Woods Subdivision, of record in Book 6250, pages 356 and 357, Register's Office for said County, to which plans reference is hereby made for a more complete description.

Being the same property conveyed to Robert E. LaBrec, by deed from Percy Priest Woods, a Joint Venture, filed for record in Book _____, Page _____, Register's Office for said County.

This conveyance is made subject to the matters set out in Exhibit "A" attached hereto and made a part hereof.

40449

IDENTIFICATION REFERENCE

SEP 10 9 59 AM '86

FELIX T. WILSON III REGISTER DAVIDSON COUNTY, TN

This is improved (x) property, known as 902 Hammack Drive (House Number) (Street)

unimproved ( )

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

To have and to hold the said tract or parcel of land, which 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 22 day of August, 19 86.

Robert E. LaBrec — ROBERT E. LaBREC

Ithaca S. LaBrec — ITHACA S. LaBREC

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6974 PAGE 231

Personally appeared before me, the undersigned, a Notary Public of said County and State, _____ Robert E. and wife, Ithaca S. LaBrec, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office in Nashville, Tn., this 22 day of Aug., 19 86

Charlotte Daniel
NOTARY PUBLIC

My Commission Expires: 7/19/89

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____, of the _____, the within bargainor, a corporation, and that he as such 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 _____, 1984.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 68,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert E. LaBrec

Sworn to and subscribed before me
this 22 day of August, 19 86.

My commission expires 7/19/89. Notary Public Charlotte Daniel

This instrument was prepared by:
Kristine M. Hanson, Atty., 4235 Hillsboro Road, Nashville, Tn. 37215
Name Address

WARRANTY DEED

FROM
ROBERT E. LaBREC, ET UX,
ITHACA S. LaBREC

TO
JOHN M. TUDOR

UNION TITLE COMPANY, INC.
4235 Hillsboro Road
P.O. Box 158116
Nashville, Tennessee 37215-8116

EXHIBIT A

The above-described property is encumbered by the following:

1. 1986 Metropolitan Government Taxes.

2. Restrictive covenants of record in Book 5984, page 865, and amended in Book 6020, page 270, and further amended in Book 6097, page 11, said Register's Office.

3. Ingress, egress and public utilities easement as reserved in the deed of record in Book 6071, page 482, said Register's Office.

4. Ingress and Egress Easement conveyed by deed from Percy Priest Woods, a Joint Venture, to Kodill Properties, a Limited Partnership, dated June 1, 1983, of record in Book 6071, page 491, said Register's Office.

5. Conveyance of water mains of record in Book 6147, page 886, said Register's Office.

6. Conveyance of sewer lines of record in Book 6147, page 893, said Register's Office.

7. All matters as shown on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, pages 356 and 357, said Register's Office.

8. All matters as shown on the Plat of Zone Lot Division, Lots 127 and 128, Percy Priest Woods, Section IV, of record in Book 6250, page 826, said Register's Office.

9. Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements.

10. Dedication of utility anchor easements as set out in instrument of record in Book 6556, page 612, said Register's Office.

79 02/10 901.33 CHECK

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

RECEIVED OF _____ BOOK 6974 PAGE 233

FOR _____

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

68500.00 CAMT
191.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 201.30
0079A09/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40449

IDENTIFICATION REFERENCE

SEP 10 9 59 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 292938