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BOOK 7002 PAGE 400

FORM NO. WD-1

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,900.00

Betty Y Garbutt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 19 86

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

| ADDRESS NEW OWNER (S) AS FOLLOWS | Mortgagee: | MAP-PARCEL NUMBERS |
|---|---|---|
| Betty Y. Garbutt (NAME) | City Federal Savings Bank (NAME) | 82-16-A-2 |
| 910-A Russell Street (STREET ADDRESS OR ROUTE NUMBER) | 125 Belmont Drive (STREET ADDRESS) | 18W-15962 |
| Nashville, TN 37206 (CITY) (STATE) (P.O.ZIP) | Somerset, New Jersey 08873 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Edgefield Development Group, a Tennessee partnership composed of Steve Hays, Ron Gobbell, and Ralph Jones HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty Y. Garbutt, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 2 on the plan of Edgefield Townhomes, a Planned Unit Development, of record in Book 6250, page 3, Register's Office for said County.

Said Lot No. 2 fronts 19.00 feet on the southerly margin of Russell Street and extends back between parallel lines 100.81 feet to a dead line.

Being part of the same property conveyed to Edgefield Development Group, a Tennessee partnership composed of Steve Hays, Ron Gobbell, and Ralph Jones, by deed from Steve Hays, Ron Gobbell, and Ralph Jones, of record in Book 6273, page 125, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Edgefield Townhomes, a Planned Unit Development, as said areas are set forth and defined in Restrictions of record in Book 6285, page 735, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

5021 4
IDENTIFICATION REFERENCE
Oct 7 11 00 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

( ) unimproved
This is improved (XX) property, know as 910-A Russell Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 convenant 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. Wherever 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 their hands this 23rd day of September, 1986

Edgefield Development Group

By: Steve Hays, Partner

By: Ron Gobbell, Partner

By: Ralph Jones

1155

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, * and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, 19_____.

Commission expires _____

_____
Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____with whom I am personally acquainted * and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____, 19_____.

My commission expires _____

_____
Notary Public

* or proved to be on the basis of satisfactory evidence.

**WARRANTY DEED**

FROM

TO

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Steve Hays, Ron Gobbell, and Ralph Jones, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the partners of Edgefield Development Group, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as Partners.

Witness my hand and seal, this 23rd day of September, 1986, at Nashville, Tennessee.

Notary Public

My Commission Expires:
11-12-89

**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 |
|---|---|---|---|---|
| | | | 77900.00- CANT. | |
| | | | 218.12 CSTAX | |
| | | | .50 PRFE | |
| | | | 6.00 WDE D | |
| | | | CHECK | 204.62- |
| | | | H95A10/07/86 BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

50214

IDENTIFICATION REFERENCE

Oct 7 11 00 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 303791