Rej - Bov 6 (2)

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

BOOK 7027 PAGE 563

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel Nos.
Mr. and Mrs. Gary Moore 191 Moultrie Park Nashville, Tennessee 37205	New Owner SAME	117-13-B-20

MORTGAGEE: UNION PLANTERS NATIONAL BANK

FOR AND IN CONSIDERATION of the sum of Eighty-five Thousand Dollars ($85,000), Abbottsford Associates, a Tennessee partnership consisting of John H. Roe, Jr. and Kellco Financial Corporation (hereinafter referred to as "GRANTOR"), has bargained and sold, and does hereby transfer and convey unto Gary Moore d/b/a Irresistible Homes (hereinafter referred to as "GRANTEE"), certain real estate in Davidson County, Tennessee, as follows:

> Being a certain building site identified as Lot No. 511, 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 Webber Properties, Inc. (formerly Abbott Martin Corporation), pursuant to Warranty Deed of record in Book 6904, Page 742 RODC.
>
> This is unimproved property, known as 511 Belgrave 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 caused this instrument to be executed by its duly authorized officer on the 20th day of October, 1986.

ABBOTTSFORD ASSOCIATES

By: John H. Roe, Jr.
John H. Roe, Jr., Partner

KELLCO FINANCIAL CORPORATION

By: Thomas D. Holman

Title: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, John H. Roe, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a general partner of Abbottsford Associates, a Tennessee general partnership, the within named bargainor, and that he, as such partner being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the partnership by the said John H. Roe, Jr., as partner.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 21 day of October, 1986.

Rita McGuerry
Notary Public

My commission expires:

5-19-1989

STATE OF TENNESSEE)
)
COUNTY OF BRADLEY)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, Thomas I. Holman, 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 of Kellco Financial Corporation, a Tennessee corporation, a general partner of Abbottsford Associates, a Tennessee general partnership, the within named bargainor, and that he, as such President being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as a Partner of Abbottsford Associates by the said Thomas I. Holman as President.

WITNESS my hand and official seal at office at ~~Nashville~~ Cleveland, Tennessee, this 20th day of October, 1986.

D. Harris
Notary Public

My commission expires:
9/10/89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Virginia B. Moore
Affiant

Subscribed and sworn to before me this, the 31st day of October, 1986.

Robin E. Jones
Notary Public

My commission expires:
10/24/88

5:8 9 IDENTIFICATION REFERENCE Oct 31 4 PM '86 FELIX Z. WILSON-REGISTER DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7027 PAGE 566

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

850[illegible].00- CA:T.
238.00 CSTAX
.50 PRFEE
9.00 WDS:D
CHECK 247.50-
11:00A 10/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.8922

IDENTIFICATION REFERENCE

Oct 31 4 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 07195