File Box 12
Virginia Fryer

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

John O'Neal Clayton Jr.
Affiant

Subscribed and sworn to before me, this 12th day of November, 1986.

Virginia E. Fryer
Notary Public

My Commission expires: 3-1-90

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Mortgagee:	Send Tax Bills to:	Map-Parcel Numbers
Michael Fox Construction Company, Inc. 5827 Old Harding Road Nashville, TN 37205	None	Owner	117-13B 47

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **UNION FINANCIAL CORPORATION,** a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL FOX CONSTRUCTION COMPANY, INC.,** a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 807, on the Plan of Phase One of Abbottsford, a planned unit development, as of record in Book 6250, pages 419, 420 and 421, amended in Book 6619, page 936, and 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 Union Financial Corporation, a Tennessee corporation, by deed from Abbott Martin Corporation, a Tennessee corporation, of record in Book 6788, page 440, said Register's Office.

This conveyance is made subject to the following:

1. Lien for 1986 taxes, which have been prorated and assumed by Grantee.

2. Declaration of Restrictive Covenants and Reciprocal Easements dated January 21, 1985, of record in Book 6478, page 177, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 6530, page 242, said Register's Office.

11/14 217.50- CHEC

6337'6

IDENTIFICATION REFERENCE

Nov 14 12 38 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3. Declaration of Covenants, Conditions and Restrictions for Abbottsford, of record in Book 6537, page 303, said Register's Office.

4. Water line easements of record in Book 1286, page 690, said Register's Office and of record in Book 1037, page 572, said Register's Office.

5. Matters shown on the Plat of Phase One of Abbottsford, a planned unit development, of record in Plat Book 6250, pages 419, 420 and 421, said Register's Office, amended in Book 6619, page 936, and in Book 6771, page 683, said Register's Office, and corrected by Surveyors Certificate of Correction of record in Book 6800, page 164, said Register's Office.

6. Subdivision Plat of the Frank R. Leu Property, of record in Book 6250, page 418, said Register's Office.

7. Storm Water Detention Agreement, of record in Book 6555, page 328, said Register's Office.

8. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services for constructing sanitary sewers, of record in Book 6974, page 961, said Register's Office.

9. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services, for constructing of water mains, of record in Book 6974, page 909, said Register's Office.

This is unimproved property, known as 807 Foster Hill, Nashville, Tennessee 37215.

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, its successors and assigns, forever; and it does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 my hand this 12th day of November, 1986.

UNION FINANCIAL CORPORATION,
a Tennessee corporation

By: J. Jay Peeler, III

Name: J. Jay Peeler, III

Title: Executive Vice Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared J. Jay Peeler, III, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Exec. Vice-Pres. of Union Financial Corporation, the within-named bargainor, a corporation, and that he as such Exec. Vice-Pres., executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said J. Jay Peeler, III as such Exec. Vice-Pres.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of November, 1986.

Virginia E. Frazier
Notary Public

My Commission Expires: 3-11-90

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

0600[illegible].10- CAPT.
238.00 CSTAX
.50 PRFE[illegible]
9.00 WDE[illegible]
CHECK 247.50-
6:33A[illegible]/14/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6376

IDENTIFICATION REFERENCE

Nov 14 12 38 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 12102