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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Nov 21 9 30 AM '86
IDENTIFICATION REFERENCE
95679

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel Nos.
Dr. and Mrs. James W. Felch 2206 Chickering Lane Nashville, Tennessee 37205	New Owner	117-13-B-80

FOR AND IN CONSIDERATION of the sum of One Hundred Fifteen Thousand Dollars ($115,000.00), W J Investments, a Tennessee general partnership composed of Joel C. Wilson, Gerald R. Jerkins and Gary W. Jerkins (hereinafter referred to as "GRANTOR"), has bargained and sold, and does hereby transfer and convey unto James W. Felch and wife, Barbara Felch (hereinafter referred to as "GRANTEE"), certain real estate in Davidson County, Tennessee, as follows:

Being a certain building site identified as Lot No. 117, 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 from Abbott Martin Corporation, pursuant to Special Warranty Deed of record in Book 6751, Page 757 RODC.

This is unimproved property, known as 117 Abbottsford, 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 will be prorated at closing and 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.

11/21 334.50- CHECK
9745

(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 20 day of November, 1986.

W J INVESTMENTS, a Tennessee general partnership

By: _____
Joel C. Wilson, Partner

By: _____
Gerald R. Jerkins, Partner

By: _____
Gary W. Jerkins, Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, Joel C. Wilson, ~~Gerald R. Jerkins~~ and Gary W. Jerkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged ~~himself~~ themselves to be the partners of W J Investments, a Tennessee general partnership, the within named bargainor, and that they, as such partners being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the partnership by the themselves as partners.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 20 day of November, 1986.

_____
Notary Public

My commission expires:
5-13-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Rita M. Guerry
Affiant

Subscribed and sworn to before me this, the 21st day of November, 1986.

Connie Comer
Notary Public

My commission expires:
5-18-87

STATE OF TENNESSEE)
)
COUNTY OF SHELBY)

Before me, the undersigned a Notary Public in and for said county and state aforesaid, personally appeared GERALD R. JERKINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be one of the general partners of W J Investments, 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 himself as partner.

WITNESS my hand and official seal at office in Memphis, Tennessee, this 19th day of November, 1986.

Notary Public

NOTARY PUBLIC SHELBY CO. TENN.

My commission expires:
MY COMMISSION EXPIRES
~~JANUARY 17, 1989~~

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

RECEIVED OF _____

FOR _____

BOOK 7046 PAGE 767

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

150[illegible].00- CAMT.
322.00 CSTAX
.50 PRFE
12.00 WDF
CHECK 334.50-
8745A 11/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65676

IDENTIFT REFERENCE

Nov 21 9 30 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14644