This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 7084 PAGE 759

ADDRESS NEW OWNER:
JOHN B. DETTERLINE, JR. et ux, et al
Box 23333
Nashville, Tennessee 337202

SEND TAX BILLS:
Mortgagee

MORTGAGEE:
Amsouth Mortgage Company, Inc.
P. O. Box 847
Birmingham, Alabama 35201

MAP AND PARCEL:
See End of Deed

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **JUDITH S. BRYANT**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JOHN B. DETTERLINE, JR. and wife, KATHY DETTERLINE, and ROBERT WARREN FISCHER and wife, HELEN ANN FISCHER**, 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:

Being Lots No. 220A, 220B, 221A, and 221B, Zone Lot Division, Lots Nos. 220-222, Section 2, Larchwood, of record in Plat Book 5800, page 278, amending Plat Book 5200, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to S. Paul Bryant and wife, Judith S. Bryant by deeds dated October 20, 1983, from Frank C. Batson and wife, Judy W. Batson, of record as follows: Book 6161, page 92 (Lot No. 220A); Book 6161, page 89 (Lot No. 220B); Book 6161, page 86 (Lot No. 221A); and in Book 6161, page 95 (Lot No. 221B); and also being the same property conveyed to Judith S. Bryant by Quitclaim Deed dated December 18, 1986, and filed for record in Book 7084, page 757, said Register's Office.

This is improved property known as 3209-3211-3213-3215 Lumberjack Road, Nashville, Tennessee 37214.

This conveyance is made subject to Restrictive Covenants of record in Book 5479, page 443; Book 5681, page 532; Book 5688, page 696; Book 6011, page 130; Book 6137, page 470; and in Book 6149, page 988, said Register's Office. This conveyance is further made subject to those facts, conditions and limitations revealed on the Plat of record in Plat Book 5800, page 278, said Register's Office, including a 25 foot minimum building setback line from Lumberjack Road, a 20 foot easement for public utilities and drainage along the rear line of Lot 221B and Lot 221A, a 10 foot easement for public utilities and drainage along the easterly line of Lot 221A, a 10 foot easement for public

utilities and drainage along the rear and westerly lines of Lot No. 220B, a 10 foot easement for public utilities and drainage along the rear line of Lot 220A, and a utility anchor easement located near the northeast corner of the said Lot 220A.

As a portion of the consideration for this conveyance, Grantees herein assume and promise to pay the existing mortgage indebtednesses now existing against the said properties, which indebtednesses are filed for record in the Register's Office for Davidson County, Tennessee, as follows: as to Lot No. 221B, a Deed of Trust of record in Book 6160, page 494; as to Lot No. 221A, a Deed of Trust of record in Book 6161, page 501; as to Lot No. 220B, a Deed of Trust of record in Book 6160, page 508; and as to Lot No. 220A, a Deed of Trust of record in Book 6160, page 515. The escrow accounts as they relate to the subject properties are hereby transferred to the Grantees, as are the hazard insurance policies. Taxes for the year 1986 have been settled between the parties and will be paid from escrow.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN B. DETTERLINE, JR. and wife, KATHY DETTERLINE, and ROBERT WARREN FISCHER and wife, HELEN ANN FISCHER, their heirs and assigns, forever; and I, JUDITH S. BRYANT 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 18th day of December, 1986.

Judith S. Bryant
JUDITH S. BRYANT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JUDITH S. BRYANT, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 18th day of December, 1986.

Patricia M. Guess
NOTARY PUBLIC

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $251,827.80.

John B. Dethlefsen Jr.
AFFIANT

Subscribed and sworn to before me this 18th day of December, 1986.

Patricia M. Gwinn
NOTARY PUBLIC
My Commission Expires: 4-2-89

Lot No. 220-A	Map 108-8, Parcel 62	03D-85948
Lot No. 220-B	Map 108-8, Parcel 219	03D-89800
Lot No. 221-A	Map 108-8, Parcel 63	03D-85949
Lot No. 221-B	Map 108-8, Parcel 220	03D-89801

7.7.376

IDENTIFICATION REFERENCE

DEC 30 9 04 AM '86

FELIX Z. HUSKEY II REGISTER
DAVIDSON COUNTY, TN

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

251667.00- CONT.
705.[illegible]4 STATE
.50 PRFE
9.00 WDE
CHECK 714.54-
2047A12/30/86 SAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.3.7.6

IDENTIFICATION REFERENCE

Dec 30 9 05 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27726