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County of Davidson
State of Tennessee
I hereby certify the full value price of the property is $82,000. Henderson Hillin, Jr.
Notary Public James A. Miller
My Commission Expires 5/13/89

THIS INSTRUMENT PREPARED BY:
W.S. WESTERMANN
4515 Harding Road, Suite 301
Nashville, Tennessee 37205

**SPECIALTY WARRANTY DEED**

| Address New Owner(s) as follows: | Send Tax Bills to: | Map-Parcel Nos. |
|---|---|---|
| Henderson Hillin, Jr. and<br>Mary Frances Hillin<br>1 Bridlewood Lane<br>Brentwood, Tennessee 37027-6228 | New Owner<br>SAME AS: | 117-13-B-83 |

FOR AND IN CONSIDERATION of the sum of Eighty-Two Thousand Dollars ($82,000), William S. Westermann (hereinafter referred to as "GRANTOR"), has bargained and sold, and does hereby transfer and convey unto Henderson Hillin, Jr. and wife, Mary Frances Hillin, (hereinafter referred to as "GRANTEE"), certain real estate in Davidson County, Tennessee, as follows:

> Being a certain building site identified as Lot No. 114, as amended in Book 6771, Page 683, 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 same property conveyed to GRANTOR by Special Warranty Deed from Abbott Martin Corporation, a Tennessee Corporation, recorded in Book 6651, Page 221 RODC.

This is unimproved property, known as 114 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) Declaration of Restrictive Covenants and Reciprocal Easements dated January 21, 1985, of record in Book 6478, page 177, RODC, as amended by instrument of record in Book 6530, page 242, RODC.

(2) Restrictive Convenants for Abbottsford of record in Book 6537, page 303, RODC; as amended in Book 6576, page 509; and as further amended in Book 6578, page 302, RODC, and as further amended by instruments of record in Book 6591, pages 347 and 352; and in book 6592, page 400, RODC. Further amended in Book 6601, Page 966, and in book 6607, pages 519, 524 and 529, RODC. Also amended in Book 6619, pages 931, 936, 941 and 946, RODC. Also, amended in Book 6628, page 721 and in Book 6638, pages 351, 356, 361, 366, 371 and 376, RODC.

(3) Water line easements of record in Book 1286, page 690, RODC and of record in Book 1037, page 572, RODC.

(4) The Plat of Phase One of Abbottsford, a planned unit development, of record in Plat Book 6250, pages 419, 420 and 421, as amended in Book 6771, page 683, RODC, rights-of-way and other easements, zoning, and other governmental laws and regulations.

(5) A Subdivision Plat of the Frank R. Leu Property of record in Book 6250, page 418, RODC.

(6) Storm Water Detention Agreement of record in Book 6555, page 328, RODC.

(7) Covenants and restrictions in Charter of Abbottsford Homowners Association, of record in Book 6548, Page 213, RODC.

Ruth Elizabeth Westermann, the wife of William S. Westermann, joins in this conveyance in order to convey any marital rights which she may have in and to said property.

IN WITNESS WHEREOF, GRANTOR has executed this instrument on the 24th day of DECEMBER, 1986.

By: Ruth Elizabeth Westermann
Ruth Elizabeth Westermann

By: _____
William S. Westermann

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, William S. Westermann and Ruth Elizabeth Westermann, with whom I am personally acquainted, and who, upon oath acknowledged themselves to be the persons so named, and that they executed the within instrument for the purposes therein contained by signing their names.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 24th day of December, 1986.

Sheryl Brain Bamford
Notary Public

My commission expires:

January 18, 1988

78385

IDENTIFICATION REFERENCE

Dec 31 11 45 AM '86

REGISTER'S OFFICE 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 |
|---|---|---|---|---|

[illegible] CONT,
[illegible] STAX
.50 [illegible]
2.00 [illegible]
[illegible] 209.17
[illegible]12/31/86 BAL .0[illegible]

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

78385

IDENTIFICATION REFERENCE

DEC 31 11 45 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 28902