BOOK 7092 PAGE 474

RE-RECORD BOOK 7110 PAGE 242

Book 2d File 42

THIS INSTRUMENT PREPARED BY:
JOHN M. BAIRD
3305 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNERS:	MORTGAGEE:	MAP-PARCEL NOS.
ROBERT G. LAKINS 530 Church Street Nashville, TN 37219	THIRD NATIONAL BANK IN NASHVILLE	93-14-567

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, paid by ROBERT G. LAKINS, hereinafter referred to as "Grantee," ALBERT M. LITTLETON, hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantee, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described as follows:

BEING Lot No. 4 on the Plan of Edgehill Estates, Section 65 of record in Book 4460, Page 159, Register's Office for said County, as resubdivided by Plat of Resubdivision of Lot No. 4 of Edgehill Estates, Section 65, of record in Book 6900, Page 177, Register's Office for said County, **

BEING the same property conveyed to Albert M. Littleton by Quitclaim Deed from Emily A. Littleton, a/k/a Emily Beauchamp of record in Book 7088, Page 98, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of December, 1986.

NOTARY PUBLIC

My Commission Expires: 7-10-90

** also being known as Lot Nos. 1 and 2 on the resubdivision of Lot No. 4, Edgehill Estates, Section 65, of record in Book 6900, Page 177, Register's Office for Davidson County, Tennessee.

RE-RECORD

8 4 8 4 1

IDENTIFICATION REFERENCE

JAN 16 2 30 PM '87

FELIX Z. WILKINSON, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

Dec 31 6 49 PM '86

DAVIDSON COUNTY, TN

7 9 1 0 9

This is improved property known as 901 Division Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD, the said property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs and assigns, forever, Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (i) 1986 ad valorem taxes which have been prorated between Grantor and Grantee, and then assumed by Grantee; (ii) Right-of-Way Agreement between Brown Engraving Company, M.W. Brown and Nashville Gas Company, as same appears of record in Book 5866, Page 648, Register's Office for Davidson County, Tennessee; (iii) Covenants and Restrictions contained in Deed from Metropolitan Development and Housing Agency to Watkins Brown and sister, Sarah D. Brown, as same appears of record in Book 4842, Page 597, Register's Office for Davidson County, Tennessee; and (iv) the recorded Plan which shows an Owner's Certificate, a set-back line to be determined at the time a building permit is issued, but no less than that specified by restrictive covenants, a 50 foot easement for public utilities and drainage along the rear lines of said lot, a utility anchor easement located on the front line near the center of said lot, and easements for utilities of record in Book 4659, Page 7, and Book 4643, Page 498, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 30 day of December, 1986.

ALBERT M. LITTLETON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, John M. Baird, a Notary Public in and for said County and State, the within named ALBERT M. LITTLETON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 30th day of December, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-13-90