File Box 12
Virginia Frye

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THIS DOCUMENT PREPARED BY:
GULLETT, SANFORD, ROBINSON & MARTIN
Third Floor
230 Fourth Avenue, North
P.O. Box 2757
Nashville, TN 37219-0757

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 82,000.00 .

Deloris H. Hammell
Affiant

Subscribed and sworn to before me, this 11th day of February, 1987.

Virginia E. Frye
Notary Public

My Commission expires: 3-11-90

Mortgagee:

NONE

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Deloris H. Hammell 6013 Belle Rive Dr. Brentwood, TN 37027	Owner	117-13B-050.00

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, 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 **DELORIS H. HAMMEL,** hereinafter called the Grantee, her heirs 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. 804 on the Plan of Phase One 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 said County, and corrected by Surveyor's 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 436, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Restrictive Covenants and Reciprocal easements dated January 21, 1985, made by Frank R. Leu and wife, Margaret Leu, of record in Book 6478, page 177, said Register's Office, as amended by ~~Amendment No. One~~ of record in Book 6530, page 242, said Register's Office.

2. Declaration of covenants, conditions and restrictions, including without limitations all burdens, liens, obligations and also including but not limited to covenants, respecting right of first refusal of record in Book 6537, page 303, said Register's Office.

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

4. Matters shown on the Plan of record in Book 6250, pages 419, 420 and 421, amended in Book 6619, page 936, and in Book 6771, page 683, corrected by surveyors certificate of correction of record in Book 6800, page 164, said Register's Office. Subject to the Plan of the Frank R. Leu property of record in Book 6250, page 418, said Register's Office.

5. Storm Water Detention Agreement dated May 10, 1985, by and between Abbottsford Home Owners Corporation, Inc. and the Metropolitan Government of Nashville and Davidson County of record in Book 6555, page 328, said Register's Office.

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

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

This is improved property, known as _____
(House Number) (Street)

_____
(P. O. Box) (City or Town) (Postal Zip)

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, her heirs 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, her heirs 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 this 11th day of February, 1987.

UNION FINANCIAL CORPORATION,
a Tennessee corporation

By: Ronald G. Grizzard

Name: Ronald G. Grizzard

Title: Executive Vice President

9386.4

IDENTIFICATION REFERENCE

FEB 13 3 30 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 Ronald G. Grizzard, 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 Executive Vice Pres. of Union Financial Corporation, the within-named bargainor, a corporation, and that he as such Executive Vice Pres executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ronald G. Grizzard as such Executive Vice Pres.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of February, 1987.

Virginia E. Tuggle
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
			0200.00 CAMT.	
			229.60 CSTAX	
			.50 PRFEE	
			9.00 WDED	
			CHECK	239.10
057	A02/13/87		BAL	.00

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK

9. 3 8 6 4 2

IDENTIFICATION REFERENCE

FEB 13 3 30 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 45929