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File Box 6
ca

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jeffrey S. Brock & wife, Joan Del Brock	SAME	Map 131-6-B
5710 Brentwood Trace	(NAME) MORTGAGEE - COMMERCE UNION BANK	Parcel 23
(STREET ADDRESS OR ROUTE NUMBER) Brentwood Tn. 37027	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ Wedgewood Properties, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey S. Brock and wife, Joan Del Brock

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 Lot No. 23 as shown on the Plat of Burton Hills Village of Foxview, Tract 5, a portion of Zone Lot II, of record in Book 6250, page 564, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Wedgewood Properties, Inc., by deed from Burton Hills Properties, a Kentucky general partnership, of record in Book 6986, page 550, said Register's Office.

The above property is conveyed subject to those exceptions listed on Exhibit A attached hereto.

0981 9.

IDENTIFICATION REFERENCE

MAR 31 3 54 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 31 Belcaro Circle, Nashville, Tennessee 37215
(House Number) (Street) (P. O. Address) (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 GRANTEES, their heirs and assigns, forever, and we 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 we do further covenant and bind ourselves, our heirs successors, assigns 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 31st day of March, 1987

WEDGEWOOD PROPERTIES, INC.

BY: Larry D. Lyons

Larry D. Lyons, President

Form 3

STATE OF)

COUNTY OF)

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Personally appeared before me, , a Notary Public in and for said County and State, the within named the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained

Witness my hand and official seal at this day of , 19 .

Commission Expires:

Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned , a Notary Public within and for the State and County aforesaid, personally appeared Larry D. Lyons , with whom I am personally acquainted and who upon this oath, acknowledged (himself, ~~xxxxxx~~) to be the President respectively of the Wedgewood Properties, Inc. the within named bargainor, a corporation, and that (he ~~xxx~~) as such President , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Larry D. Lyons as such President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 31 day of March , 19 87.

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

WARRANTY DEED

FROM

Wedgewood Properties, Inc.,

a Tennessee corporation

TO

Jeffrey S. Brock and wife,

Joan Del Brock

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 179,654.00

Jeffrey S. Brock

Subscribed and sworn to before me this 31 day of March , 19 87

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

1. 1987 Metropolitan Government taxes.

2. Declaration of Restrictions of record in Book 6326, page 588, said Register's Office.

3. Charter of Burton Hills Homeowners Association, Inc., dated March 5, 1985, of record in Book 6517, page 505, as amended in Book 6921, page 216, said Register's Office.

4. Charter of Burton Bills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, page 511, as amended in Book 6921, page 214, said Register's Office.

5. Charter of Burton Hills Village of Foxview Association, Inc., dated March 5, 1985, of record in Book 6517, page 517, as amended in Book 6921, page 224, said Register's Office.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691 and Book 7146, page 188, said Register's Office.

7. Sanitary sewers and/or storm drainage easement conveyed by deed from David Lipscomb College Foundation to Metropolitan Government of Nashville and Davidson County, dated February 27, 1964, of record in Book 3702, page 250, said Register's Office.

8. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, dated December 14, 1984, of record in Book 6470, page 383, said Register's Office.

9. All matters as shown on the Plat of Burton Hills, of record in Book 6250, page 284, as revised in Book 6250, page 649, said Register's Office.

10. All matters shown on the Plat of Burton Hills Village of Foxview - Tract 5, of record in Book 6250, page 564, said Register's Office.

11. Declaration of Covenants, Conditions and Restrictions, Burton Hills, Village of Foxview, dated June 18, 1985, of record in Book 6625, page 171, and amended in Book 6917, page 718, said Register's Office.

12. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission dated August 12, 1985, of record in Book 6655, page 47, said Register's Office.

13. Maximum Square Footage Allocations for the Village of Foxview - Tract 5 in the recorded plat of Burton Hills, Nashville, Tennessee, of record in Book 6250, page 564, said Register's Office, as prepared by MCI Consulting Engineers, Inc., 4301 Hillsboro Road, Nashville, Tennessee 37215, of record in Book 6626, page 937, said Register's Office.

14. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission dated February 24, 1987, of record in Book 7147, page 411, said Register's Office.

15. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission dated February 24, 1987, of record in Book 7147, page 416, said Register's Office.

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
			179654.00- CAMT. 503.16 CSTAX .50 PRFEE 9.00 MOSTD CHECK 512.66- 0690AC3/31/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 9 8 1 9.

IDENTIFI REFERENCE

MAR 31 3 54 PM '87

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

No. 63663