This instrument prepared by Hugh W. Entrekin, Attorney, 21st Floor, First American Center Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Michael Fox Construction Co., Inc. 5827 Old Harding Rd. Nashville, TN 37205	NEW OWNER	117-13-B-64

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Robert M. Riley
AFFIANT

Subscribed and sworn to before me this 14th day of April, 1987.

Patty J. Welch
NOTARY PUBLIC

My commission expires: 1-21-90

NOTARY PUBLIC

For Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

John W. Barton Co., a partnership composed of John W. Barton and Robert M. Riley, whose authorized partner is Robert M. Riley, (hereinafter referred to as "Grantor"), has this day bargained and sold and does hereby transfer and convey unto Michael Fox Construction, Inc. (hereinafter referred to as "Grantee") the following described real property:

> Being a certain building site identified as Lot 613, 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 "R.O.D.C.").
>
> Being the same property conveyed to Grantor by Webber Properties, Inc. by special warranty deed of record in Book 6904, page 41, R.O.D.C.

This is improved property known as 613 Green Park, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Michael Fox Construction, Inc., his successors 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:

1479

IDENTIFI REFERENCE

APR 14 3 11 PM '87
FELIX Z. HUSSON REGISTER
DAVIDSON COUNTY, TN

RUSH

1. Taxes for 1987, which the Grantee hereby assumes and agrees to pay in full.

2. The covenants and restrictions set forth in the restrictive covenants for Abbottsford of record in Book 6537, page 303, R.O.D.C., and as further amended by various other documents of record in R.O.D.C., and the Charter of Abbottsford Homeowners Association of record in Book 6548, page 213, R.O.D.C.

3. All easements and restrictions set forth on the plat of Abbottsford of record in Plat Book 6250, page 419-421, R.O.D.C., rights of way and other easements zoning, and other governmental laws and regulations.

4. The declaration of reciprocal easements and restriotive covenants of record in Book 6478, page 177, R.O.D.C. as amended by instrument of record in Book 6530, page 242, R.O.D.C.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized partner on the 14th day of April, 1987.

JOHN W. BARTON CO.

Robert M. Riley

By: Robert M. Riley, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public within and for the state and county aforesaid, Robert M. Riley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be a partner in the John W. Barton Co. partnership, the within named bargainor, and that he as such partner being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the partnership by the said Robert M. Riley as partner.

Witness my hand and seal at office at Nashville, Tennessee, this 14th day of April, 1987.

Patty J. Welch

NOTARY PUBLIC

My commission expires: 1-21-90

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7202 PAGE 886

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] CANT.
[illegible] STATE
[illegible]
[illegible]
CHECK [illegible]
4384 04/14/87 PAL [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

147.19.

IDENTIFICATION REFERENCE

APR 14 3 11 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 69153