BOOK 7337 PAGE 95 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.

Annette M. Ambeau
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 19 87

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: March 21, 1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, 222 Third Avenue, North, Nashville, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
HUGH L. AMBEAU, JR. (NAME)	HOME SAVINGS OF AMERICA, F. A. (NAME)	135-16A-72
2625 Somerset Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	Pasadena, California 91109-7075 (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, DAN DUER CONSTRUCTION, A SOLE PROPRIETORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HUGH L. AMBEAU, JR., AND WIFE, ANNETTE M. AMBEAU

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:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Subdivision of Tracts 8, 9 and 10 of Nashboro Village of record in Book 5200, pages 186-189, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dan Duer Construction, a sole proprietorship, by deed from 2250 Associates, a Tennessee Joint Venture of record in Book 6909, page 956, Register's Office for Davidson County, Tennessee.

The property herein described and conveyed in this instrument is not the usual place of residence of the grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

SEE ATTACHED MARKED EXHIBIT "A"

RECEIVED FOR RECORD AND RECORDED IN OFFICE
AUG 27 2 23 PM '87
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 5987.2

unimproved ( ) This is improved (X) property, known as 2625 Somerset Drive (House Number) (Street) Nashville, Tennessee 37217 (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 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. Whenever 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 my hand this 27th day of August, 19 87

DAN DUER CONSTRUCTION, A SOLE PROPRIETORSHIP
By: Dan Duer
Dan Duer, Sole Proprietor

CHECK

BOOK 7337 PAGE 96

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dan Duer, Sole Proprietor of Dan Duer Construction

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 27th day of August, 19 87

Commission Expires March 11, 1991

Jo Ann Smith
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

DAN DUER CONSTRUCTION

TO

HUGH L. AMBEAU, JR., AND WIFE,

ANNETTE M. AMBEAU

ATTORNEYS TITLE
A Minnesota Title Company
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT "A"

1. Easement for Subdivision Sign as shown on plat of record in Book 6909, page 958, said Register's Office.

2. Easement for the flow of any creeks, branches or waterways.

3. Declaration of Covenants, Conditions, Easements Liens and Restrictions, including but not limited to easements, assessments, special assessments, charges and liens, contained in instrument of record in Book 4827, page 14, and Supplemental Declaration of Covenants and Restrictions as to Sites 8, 9 and 10, of Nashboro Village, of record in Book 5465, page 561, amended in Book 5588, page 429, Register's Office for Davidson County, Tennessee. (Applies to Tracts 8, 9, and 10).

4. Overhead line easement conveyed by deed from Robert A. Kent, J. Reid Horne, Jr. and Bruce Smith, Nashboro Village Associates to Electric Power Board, Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4821, page 111, Register's Office for Davidson County, Tennessee. (Applies to Tract II, Open Space IV and a portion of Tracts 8, 9 and 10).

5. Easement for TVA power line and /or lines of record in Book 437, page 14, Register's Office for Davidson County, Tennessee.

6. Pipeline easement vested in Colonial Pipeline Company by decree entered in Minute Book 75, page 192, Third Circuit Court for Davidson County, Tennessee, a certified copy of which is recorded in Book 3955, page 180, Register's Office for Davidson County, Tennessee.

7. Right-of-way being 10 feet wide conveyed to Colonial Pipeline Company of record in Book 4588, page 473, Register's Office for Davidson County, Tennessee.

8. The Plan of record in Book 5200, pages 186-189, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Somerset Drive, a 20 foot minimum building setback line from rear lines, a 10 foot easement for public utility and drainage purposes along the northerly and southerly side lines of said lot and a 2.5 x 25 foot utility anchor easement located on the southeast front corner of said lot.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7337 PAGE 98

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

132500.00- CAMT.
371.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 380.50-
6370A08/27/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.9.8 7.2

IDENTIFICATION REFERENCE

AUG 27 2 23 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 10185