Address New Owner as follows:	Send tax bills to:	Map-Parcel No:
Michael Fox Construction Co., Inc. 5827 Old Harding Road Nashville, Tenn. 37205	Same	117-13-B-69

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES M. FISCHER, JR., d/b/a FISCHER CONSTRUCTION CO.**, a sole proprietorship, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL FOX CONSTRUCTION CO., INC.**, a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Being a certain building site identified as Lot No. 607 on the Plan of resubdivision of Lots Nos. 605, 606, 607, 608, and 609 Abbottsford, of record in Plat Book 6200, page 315, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Fischer Construction Co., a sole proprietorship owned by James M. Fischer, Jr., by Warranty Deed from Jack H. Dalton and wife, Jeanette H. Dalton of record in Book 6817, page 322, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantees, its successors, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said property, that he has a good right to convey it, and that the same is unencumbered except for: (1) taxes for the year 1987 which have been prorated and assumed by Grantee; (2) Declaration of Restrictive Covenants and Reciprocal Easements dated January 21, 1985 of record in Book 6478, page 177, said Register's Office, as amended by instrument of record in Book 6530, page 242, said Register's Office; (3) provisions of the Charter of Abbottsford Homeowners' Association of record in Book 6548, page 213, said Register's Office; (4) Restrictive Covenants for Abbottsford of record in Book 6537, page 303, said Register's Office; as amended in Book 6576, page 509; in Book 6578, page 302; in Book 6591, page 347 and 352; in Book 6592, page 400; in Book 6601, page 966; in Book 6607, pages 519, 524 and 529; in Book 6619, pages 931, 936, 941 and 946; in Book 6628, page 721; and in Book 6638, pages 351, 356, 361, 366, 371 and 376, said Register's Office; (5) Water line easements of record in Book 1286, page 690, said Register's Office and of record in Book 1037, page 572, said Register's Office; (6) matters shown on the Plat of Abbottsford, Resubdivision of Lots 605, 606, 607, 608, and 609 of record in Book 6200, page 315, said Register's Office; (7) matters shown on the Subdivision Plat of the Frank R. Leu Property of record in Book 6250, page 418, said Register's Office; and (8) Storm Water Detention Agreement of record in Book 6555, page 328, said Register's Office.

AND GRANTOR further covenants and binds himself, his heirs, assigns and representatives to warrant and forever defend the title to said property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

CHARLOTTE L. FISCHER, being the spouse of JAMES M. FISCHER, JR., joins in this conveyance for the purpose of conveying and quitclaiming any right, title and interest she may have in the property conveyed herein as a result of her marital status.

This instrument is executed on behalf of Charlotte L. Fischer by James M. Fischer, Jr. as her attorney-in-fact pursuant to a General Power of Attorney as to

Property of record in Book 7336, page 840, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2nd day of September, 1987.

JAMES M. FISCHER, JR., d/b/a FISCHER CONSTRUCTION CO., a sole proprietorship

CHARLOTTE L. FISCHER, by James M. Fischer, Jr., attorney-in-fact

By: JAMES M. FISCHER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES M. FISCHER, JR sole proprietor of Fischer Construction Co., 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, on this the 2nd day of September, 1987.

NOTARY PUBLIC

My commission expires: 11-3-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 1987, before me personally appeared JAMES M. FISCHER, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLOTTE L. FISCHER, and acknowledged that he executed the same as the free act and deed of said CHARLOTTE L. FISCHER.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 2nd day of September, 1987.

NOTARY PUBLIC

My commission expires: 11-3-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

AFFIANT

Sworn to and subscribed before me this the 2nd day of September, 1987.

NOTARY PUBLIC
My commission expires: 11-3-88

This instrument was prepared by:
John N. Popham
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238

IDENTIFI REFERENCE

SEP 2 4 13 PM '87

DAVIDSON COUNTY, TN

62070

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7343 PAGE 546

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

115000.00- CAMT.
320.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 328.50-
88J6A09/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6207.0

IDENTIFICATION REFERENCE

SEP 2 4 16 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 12649