THIS INSTRUMENT PREPARED BY:
David B. Herbert
Gullo, Kelley, Herbert & Gre...
3rd Floor, Third Nice
230 Fourth Avenue North
Nashville, TN 37219

Box 36

Mortgagee: Chase Manhattan Financial Services, I...

WARRANTY DEED

MAP PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
131-6-F-6 CO	Erle H. Younker 12 Abbeywood Court Nashville, TN 37215	New Owner
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	12 Abbeywood Court	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 7353 PAGE 494

...DAVIDSON COUNTY, TN
SEP 16 ... 87 ... 107
IDENTIFICATION REFERENCE
6557.2

WEDGEWOOD PROPERTIES, INC.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ERLE H. YOUNDER and wife, LINDA D. YOUNKER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No. 6 as shown on the Plat of Burton Hills Village of Abbeywood - Tract 21, as of record in Book 6900, page 223, 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, as of record in Book 7221, page 858, Register's Office for said County.

This conveyance is made subject to the exceptions listed on Exhibit A attached hereto and made a part hereof.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except 1987 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any geader shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 14 day of September , 19 87

WEDGEWOOD PROPERTIES, INC.

BY: _____

Larry D. Lyons, President

BOOK 7353 PAGE 495

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires: _____

Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires: _____

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$294,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF September, 19 87

COMMISSION EXPIRES: 5-13-90 (AFFIX SEAL) Vicki Watts Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

WEDGEWOOD PROPERTIES, INC.

TO

ERLE H. YOUNKER AND WIFE

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Larry D. Lyons and _____,

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 President and _____ respectively, of Wedgewood Properties, Inc., a corporation, the bargainor, and that he as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Larry D. Lyons as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at Nashville, Tennessee, this the 14 day of September, 19 87.

My commission expires: 3-11-90

Mary Ann Kelley
Notary Public

EXHIBIT A

Exceptions to Title

1. Charter of Burton Hills Village of Abbeywood Association, Inc, as of record in Book 7189, page 72 , Register's Office for Davidson County, Tennessee.

2. Charter of Burton Hills Recreational Association, Inc., as of record in Book 6517, page 511 and Book 6921, page 214.

3. Burton Hills Homeowners Association, Inc., as of record in Book 6577, page 505 as amended in Book 6921, page 216.

4. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, pwoers of attorney and limitations on title set forth in restriction of record in Book 7146, page 193.

5. Restrictions contained in Book 6326, page 588 and Book 6517, page 522. The aforementioned restrictions have been amended by instruments recorded in Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 6691, page 593, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188 and Book 7147, page 423.

6. Agreement between Burton Hills Properties and Nashville & Davidson County Metropolitan Planning Commission of record in Book 6470, page 383, Book 6655, page 47 and Book 7147, page 416.

7. Easement reserved in instrument of record in Book 7275, page 826.

8. Easement reserved in instrument of record in Book 3702, page 250.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7353 PAGE 497

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			[illegible]	[illegible]
			825.72	COTAX
			.50	PRFEE
			9.00	MTGTD
				CO CK 835.22-
			3012A09/16/87 DAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6557.9

IDENTIFICATION REFERENCE

SEP 16 11 07 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 16676