WARRANTY DEED

BOOK 7356 PAGE 680

FROM: Leroy A. Reeder, Grantor
TO: Richard Holton, Grantee

This instrument was prepared by:
Robert N. Buchanan
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Richard Holton 303 St. James Park Nashville, TN 37215	Richard Holton 303 St. James Park Nashville, TN 37215	117-13B-97 Field Book Numbers 7DA-91448

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Nine Thousand Five Hundred Dollars ($409,500.00).

Richard Holton

SUBSCRIBED AND SWORN TO before me, this the 15th day of September, 1987.

Notary Public

My Commission Expires: 1-17-88

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Leroy A. Reeder, an unmarried person, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Richard Holton, an unmarried person, Grantee, his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain building site identified as Lot No. 303, on the Plan of Abbottsford of record in Plat Book 6250, page 419-421, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leroy A. Reeder, unmarried, by deed from Timothy W. Burrow and Nelson W. Holt, a Tennessee general partnership in Book 6771, page 698, Register's Office for Davidson County, Tennessee.

This is improved property, known as 303 St. James Park, Nashville, Tennessee 37215.

This conveyance is expressly made subject to the following:

1. The lien for 1987 taxes which have been prorated and will be paid 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, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants for Abbottsford of record in Book 6537, page 303, said Register's Office.

4. 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.

5. Storm Water Detention Agreement dated May 10, 1985 of record in Book 6555, page 328, said Register's Office.

6. Unrecorded plan entitled "Subdivision Plat of the Frank R. Leu Property: prepared by MCI/Consulting Engineers, Inc.

7. The Plat of Phase One of Abbottsford, a planned unit development, of record in book 6250, pages 419, 420, and 421, said Register's Office, shows an owner's certificate and dedication of common areas and various easements as noted thereon.

8. Mortgage Loan Inspection by John Kohl & Company, P.C. dated January 3, 1986, shows a portion of the building, an air conditioning unit, and a concrete driveway encroaches on a minimum building setback line on the insured premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 18th day of September 1987.

LeRoy A. Reeder

LEROY A. REEDER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Pamela A. Doherty, a Notary Public of said County and State, LEROY A. REEDER, 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, at Office, this 18th day of September, 1987.

Pamela A. Doherty

Notary Public

My Commission Expires: 1-19-88

6657.3

IDENTIFICATION REFERENCE

SEP 18 4 09 PM '87

DAVIDSON COUNTY, TN

6766W/9-15-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7356 PAGE 683

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
			409500.00-	CAMT.
			1146.60	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 1156.10-
				.00

4130A09/18/87 BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 6 5 7 3

IDENTIFI REFERENCE

SEP 18 4 09 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 17766