RGDWP80 02/11/88 lwm

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (TAS)
2700 First American Center
Nashville, Tennessee 37238

Box 18

GENERAL WARRANTY DEED

Address New Owners	Send Tax Bills To	Map-Parcel Number(s)
William A. Lauderdale and wife, Keith G. Lauderdale 19 Foxhall Close Nashville, TN	Same	Map 117-9-A Parcel 19

6132 02/11 0101 03CHECK 765.50

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT D. FLYNT and wife, JILL S. FLYNT ("Grantors") have bargained and sold, and by these presents do transfer and convey unto WILLIAM A. LAUDERDALE and wife, KEITH G. LAUDERDALE ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 19 on the plan of Foxhall Close, a Planned Residential Development of record in Book 4860, page 46, as amended by instrument of record in Book 5005, page 136, Book 5380, page 122, and Book 5839, Page 610, Register's Office for said County, to which reference is here made for a more complete description.

Being the same property conveyed to Grantors by deed from Walter R. Benneyworth and wife, Dorothy B. Benneyworth of record Book 5503, page 218, said Register's Office.

This is improved property known as 19 Foxhall Close, Nashville, Tennessee.

Said property is conveyed subject to the matters on the attached Exhibit "A" which is incorporated herein and made a part hereof.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hands this 11 day of February, 1988.

Robert D. Flynt, by T. Andrew Smith, His Attorney-in-Fact

ROBERT D. FLYNT, by his Attorney-in-Fact
T. Andrew Smith

Jill S. Flynt, by T. Andrew Smith Her Attorney-in-Fact

JILL S. FLYNT, by her Attorney-in-Fact
T. Andrew Smith

04320

IDENTIFICATION REFERENCE

FEB 11 1 34 PM '88

FILED & RECORDED
DAVIDSON COUNTY, TN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Publicly appeared before me, Rebecca A. Gibbs a Notary Public, T. ANDREW SMITH, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney- in-Fact of ROBERT D. FLYNT and wife, JILL S. FLYNT and is authorized by the said ROBERT D. FLYNT and wife, JILL S. FLYNT to execute this instrument pursuant to a Special Power of Attorney of record in Book 7452,page 584, Register's Office Davidson County, Tennessee on behalf of the said ROBERT D. FLYNT and wife, JILL S. FLYNT.

WITNESS my hand, at office, this 11th day of February, 1988.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $270,000.00.

William A. Friedrich
Affiant

Sworn to and subscribed before me this 11th day of February, 1988.

Rebecca A Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

EXHIBIT "A"

1. Declaration of Covenants, Conditions, and Restrictions of record in Book 4954, page 586, as amended in Book 5875, page 873, Register's Office for Davidson County, Tennessee.

2. By-laws of Foxhall Close Cooperative Corporation, the Charter of which has been recorded in Book 5147, page 812, said Register's Office.

3. All matters shown on the Plan of Record in Book 4860, page 46, said Register's Office.

4. Conveyance of a watermain from Foxhall Land Company to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5016, page 553, said Register's Office.

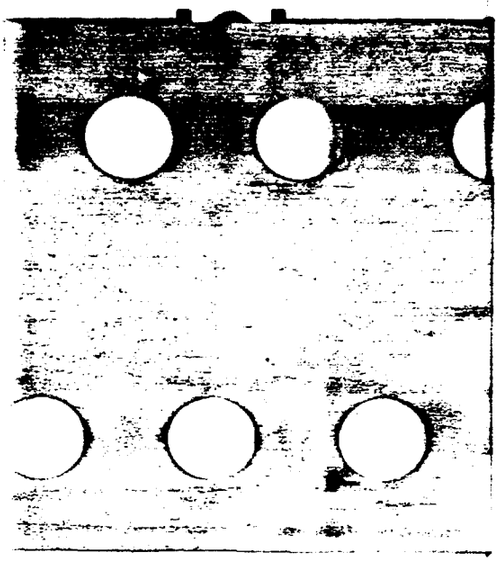
5. Conveyance of sewer line from Foxhall Land Company to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5016, page 577, said Register's Office.

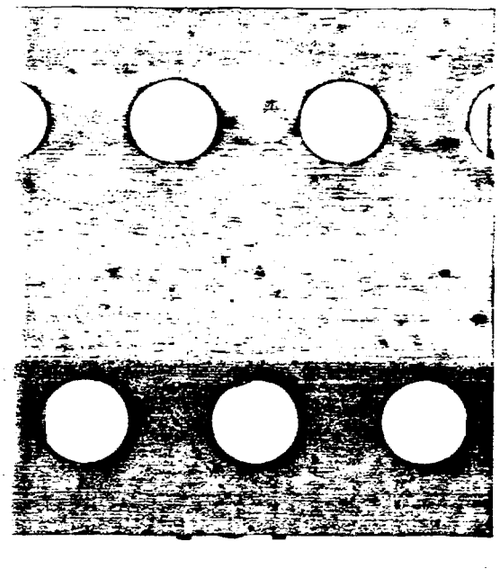
6. Declaration of Minutes, Resolution and Agreement of Foxhall Close Cooperative Corporation of record in Book 5792, page 782, said Register's Office.

7. Declaration of Minutes and Action of record in Book 5832, page 378, said Register's Office.

8. Easement for sanitary sewers and/or storm drainage of record in Book 6897, page 51, said Register's Office.

9. 1988 property taxes which have been prorated and assumed by Grantee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7468 PAGE 12

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
			CAMT	
				270000.00
			CON TX	756.00
			PRFEE	0.50
			WDEED	9.00
			TOTAL	765.50
			CHECK	765.50
02/11/88		01	13:37 0001	6132

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.4.3.2.0.

IDENTIFI REFERENCE

FEB 11 1 34 PM '88

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 60940