BOOK 7496 PAGE 448

MAR 22 10 33 AM '88

14600

THIS INSTRUMENT PREPARED BY:
W.S. WESTERMANN
4515 Harding Road, Suite 301
Nashville, TN 37205

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel Nos.
Herbert & Company 3813 Hillsboro Rd., Suite 244 Nashville, TN 37215	New Owner	117-13-B-82

3272 03/22 0101 03C-ECK 255.90

FOR AND IN CONSIDERATION of the sum of Eighty Eight Thousand Dollars ($88,000), William S. Westermann (hereinafter referred to as "GRANTOR"), has bargained and sold, and does hereby transfer and convey unto Herbert & Company (hereinafter referred to as "GRANTEE"), certain real estate in Davidson County, Tennessee, as follows:

Being a certain building site identified as Lot No. 115 as amended in Book 6771, Page 683, on the Plan of Abbottsford of record in Plat Book 6250, Pages 419-421, Register's Office for Davidson County, Tennessee (hereinafter referred to as "RODC").

Being the same property conveyed to GRANTOR by Special Warranty Deed from Abbott Martin corporation, a Tennessee Corporation, recorded in Book 6803, Page 405 RODC.

This is unimproved property, known as 115 Abbottsford, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property, the appurtenances, estate, title and interest belonging to the said GRANTEE and the said GRANTEE'S successors, heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to said GRANTEE, and the GRANTEE'S successors, heirs, and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR, but not otherwise; provided, however, this conveyance is subject to the following:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 88,000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 1988.
Deputy Register

(1) Declaration of Restrictive Covenants and Reciprocal Easements dated January 21, 1985, of record in Book 6478, page 177, RODC, as amended by instrument of record in Book 6530, page 242, RODC.

(2) Restrictive Covenants for Abbottsford of record in Book 6537, page 303, RODC; as amended in Book 6576, page 509; and is further amended in Book 6578, page 302, RODC, and as further amended by instruments of record in Book 6591, pages 347 and 352; and in Book 6592, page 400, RODC. Further amended in Book 6619, pages 931, 936, 941 and 946, RODC. Also amended in Book 6628, page 721, RODC and in Book 6638, pages 351, 356, 361, 366, 371 and 376, RODC. Also amended in Book 6653, pages 113, 118, 124, 129 and 134, RODC. Also amended in Book 6680, page 496, RODC. Also in Book 6711, page 360, RODC. Also in Book 6728, pages 332 and 337 and in Book 6735, pages 853, 858, 863 and 868, RODC. As further amended in Book 6749, page 189, RODC. Also amended in Book 6755, pages 269 and 274, RODC. Further amended in Book 6771, pages 683, 688 and 693, RODC. Also amended in Book 6787, page 197, RODC.

(3) Water line easements of record in Book 1286, page 690, RODC and of record in Book 1037, page 572, RODC.

(4) The Plat of Phase One of Abbottsford, a planned unit development, of record in Plat Book 6250, pages 419, 420 and 421, RODC showing an owner's certificate, dedication of common areas and various easements as noted therein; as amended in Book 6800, page 164, RODC, rights-of-way and other easements, zoning, and other governmental laws and regulations.

(5) A Subdivision Plat of the Frank R. Leu Property of record in Book 6250, page 418, RODC.

(6) Storm Water Detention Agreement of record in Book 6555, page 328, RODC.

(7) Covenants and restrictions in Charter of Abbottsford Homeowners Association, of record in Book 6548, Page 213, RODC.

Ruth Elizabeth Westermann, the wife of William S. Westermann, joins in this conveyance in order to convey any marital rights which she may have in and to said property.

IN WITNESS WHEREOF, GRANTOR has executed this instrument on the 25TH day of FEB., 1988.

By: Ruth Elizabeth Westermann
Ruth Elizabeth Westermann

By: _____
William S. Westermann

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

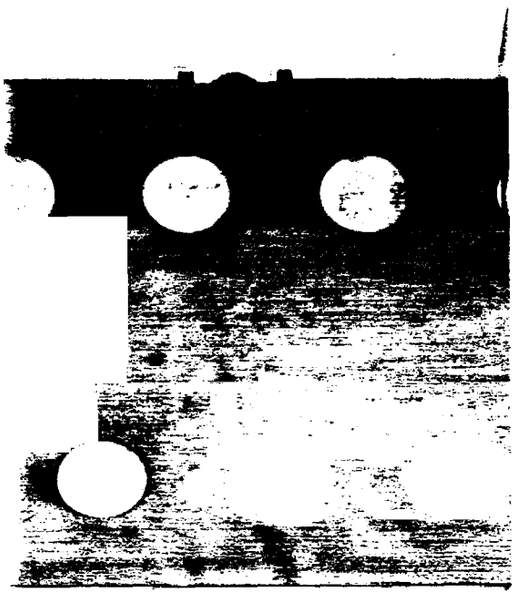
Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, William S. Westermann and Ruth Elizabeth Westermann, with whom I am personally acquainted, and who, upon oath acknowledged themselves to be the persons so named, and that they executed the within instrument for the purposes therein contained by signing their names.

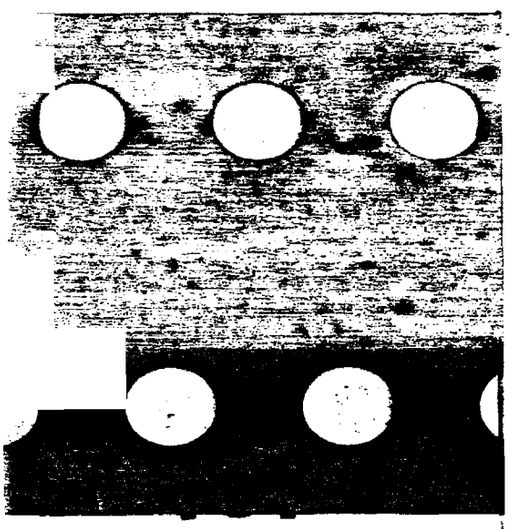
WITNESS my hand and official seal at office at Nashville, Tennessee, this 25th day of February, ~~1988~~ 1988.

Notary Public

My commission expires:

9/9/89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7496 PAGE 451

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 88000.00
CON TX 246.40
PRFEE 0.50
MTGFEE 9.00
TOTAL 255.90
CHECK 255.90

03/22/88 01 10:39 0001 8272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14600

IDENTIFICATION REFERENCE

MAR 22 10 33 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 72860