#6831

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7543 PAGE 527

PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CAROL O. WEAVER (NAME)	NEW OWNER (NAME)	MAP 117-13-B
612 Green Park (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 65
Nashville Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB #7DA91417

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, GARY FOX, d/b/a Realty Group

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAROL O. WEAVER, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 612 on the Plan of Abbottsford, as of record in Plat Book 6250, pages 419-421, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gary Fox d/b/a Realty Group by deed from John W. Barton Co., a partnership composed of John W. Barton and Robert M. Riley, of record in Book 7222, page 458, said Register's Office.

This conveyance is made subject to: 1) 1988 Taxes, which have been prorated and assumed by the Grantee(s); 2) Restrictive Covenants and Reciprocal Easements of record in Book 6478, page 177, amended in Book 6530, page 242; 3) Restrictions of record in Book 6537, page 303, amended in Book 6576, page 509, Book 6578, page 302, Book 6591, pages 347 and 352, Book 6601, page 966, Book 6607, pages 519, 524, 529, Book 6592, page 400, Book 6619, pages 931, 936, 941 and 946, Book 6628, page 721, Book 6638, pages 351, 356, 361, 366, 371 and 376, Book 6653, pages 113, 118, 124, 129 and 134, Book 6680, page 496, Book 6711, page 360, Book 6728, pages 332 and 337, Book 6735, pages 853, 858, 863 and 868, Book 6749, page 189, Book 6755, pages 269 and 274, Book 6771, pages 683, 688 and 693, Book 6787, page 197, Book 6849, pages 128 and 133; 4) Easement of record in Book 1286, page 690, and in Book 1037, page 572; 5) Agreement of record in Book 6555, page 328; and 6) All matters appearing on the Plan of record in Plat Book 6250, pages 419-421, said Register's Office.

Elizabeth B. Fox, spouse of Gary Fox, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Gary Fox.

0014 05/13 0101 03CHECK 1322.50

unimproved ( )
This is improved (XX) property, known as 612 Green Park, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of May, 1988

GARY FOX d/b/a Realty Group

ELIZABETH B. FOX

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, [redacted] d/b/a Realty Group and wife, Elizabeth B. Fox with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12th day of May, 19 88.

My commission expires 3-17-90 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

30282

IDENTIFICATION REFERENCE

May 13 10 36 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Carol O. Weaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 19 88.

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

GARY FOX, d/b/a Realty Group

TO:

CAROL O. WEAVER, married

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

Heritage Lobby
301 City Hall

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 470000.00
CON TX 1316.00
PRFEE 0.50
MISC 6.00
TOTAL 1322.50
CHECK 1322.50

05/13/98 01 10:39 0001 6814

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30282

IDENTIFICATION REFERENCE

MAY 13 10 36 AM '98

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91030