Box 62
304

THIS INSTRUMENT PREPARED BY:
O'HARE, SHERRARD & ROE
500 Church Street
Nashville, Tennessee 37219

BOOK 7556 PAGE 288

SPECIAL WARRANTY DEED

Send Tax Bills to and Address New Owner(s) as follows:	Name\Address Mortgagee:	Map-Parcel Nos. 2105 0972 0101 03CHECK 237.70
Hortense Medlin Downard 221 Kensington Park Nashville, Tennessee 37215	None	117-13-B-105

FOR AND IN CONSIDERATION of the sum of Eighty-one Thousand Five Hundred and No/100 Dollars ($81,500.00) Abbottsford Associates, a Tennessee general partnership composed of Kellco Financial Corporation, a Tennessee corporation and John H. Roe, Jr., a resident of Nashville, Tennessee, (hereinafter referred to as "GRANTOR"), has bargained and sold, and does hereby transfer and convey unto Hortense Medlin Downard (hereinafter referred to as "GRANTEE"), certain real estate in Davidson County, Tennessee, as follows:

> Being a certain building site identified as Lot No. 221, on the Plan of Abbottsford of record in Plat Book 6250, pages 419-421, as amended in Book 6800, page 164, Register's Office for Davidson County, Tennessee (hereinafter referred to as "RODC").
>
> Being part of the same property conveyed to GRANTOR by Trustee's Deed from M. Andrew Hoover, Trustee, of record in Book 7543, page 182, RODC.
>
> This is unimproved property, known as 221 Kensington Park, 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:

(1) Taxes for 1988, which the GRANTEE hereby assumes and agrees to pay in full.

(2) The covenants and restrictions set forth in the Restrictive Covenants for Abbottsford of record in Book 6537, page 303, RODC, as amended in Book 6576, page 509 and further amended in Book 6578, page 302, RODC. Further amended in Book 6591, pages 347 and 352, said Register's Office.

Further amended in Book 6601, page 966, and in Book 6607, page 519, 524, 529, RODC. Also amended in Book 6592, page 400, RODC. Also amended in Book 6619, pages 931, 936, 941 and 946, RODC. Also amended in Book 6628, page 721, and in Book 6638, pages 351, 356, 361, 366, 371 and 376, RODC. Also amended in Book 6680, page 496, RODC. Also in Book 6711, page 360. 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. Also amended in Book 6849, pages 128 and 133, RODC.

(3) Charter of Abbottsford Homeowners Association, of record in Book 6548, page 213, RODC.

(4) All easements and restrictions set forth on the Plan of Abbottsford of record in Plat Book 6250, pages 419-421, as amended in Book 6800, page 164, RODC, rights-of-way and other easements, zoning, and other governmental laws and regulations.

(5) The Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 6478, page 177, RODC, as amended by instrument of record in Book 6530, page 242, RODC.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed by its duly authorized officer on the 27th day of May, 1988.

ABBOTTSFORD ASSOCIATES, a Tennessee general partnership

By: John H. Roe, Jr.
John H. Roe, Jr., Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, John H. Roe, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be one of the two partners of Abbottsford Associates, a Tennessee partnership, the within named bargainor, and that he, as such Partner being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the partnership by the said John H. Roe, Jr., as Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of May, 1988.

Jana O. Yeary
Notary Public

My commission expires:
4-10-89

IDENTIFICATION REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
May 27 3 06 PM '88

3 4 7 4 0

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $81,500.00.

Kathryn McEdlin Stewart
Affiant

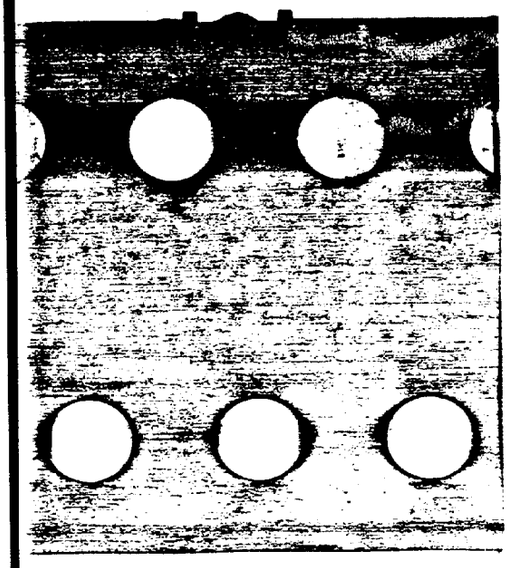
Subscribed and sworn to before me this, the 27th day of May, 1988.

Jana O. Yeary
Notary Public

My commission expires:
4-10-89

OFFICIAL RECEIPT

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



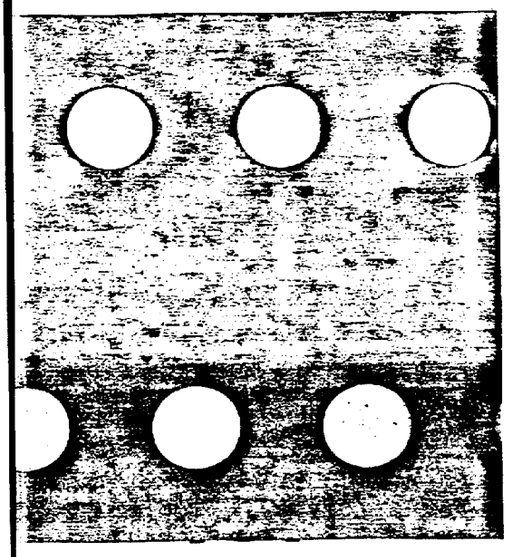
RECEIVED OF _____

FOR _____

BOOK 7556 PAGE 291

CQ - 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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

DMT	81500.00
CON TX	228.20
PRFEE	0.50
WDEED	9.00
TOTAL	237.70
CHECK	237.70

3 4 7.4 0

IDENTIFICATION REFERENCE

May 27 3 06 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

05/27/88 01 15:06 0001 2106

No. 96244