Box 18 (KG)

BOOK 7564 PAGE 211

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

GENERAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Samuel W. Owen and wife, Judith J. Owen (NAME)	Same (NAME)	Map 116-7
6 Lynnwood Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 94
Nashville, TN 37205 (CITY) (P.O. ZONE) (STATE)	(CITY/ZONE/STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, William W. Berry ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Samuel W. Owen and wife, Judith J. Owen ("Grantees"), their heirs and assigns, that real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Resubdivision of Lots Nos. 3 through 10 on The Plan of Royal Oaks Subdivision, as of record in Book 421, page 102, Register's Office for said County, said Plan of Resubdivision being of record in Book 3700, page 1, Register's Office for said County.

Said Lot No. 6 fronts 203.3 feet on the easterly side of Lynnwood Lane and extends back 194.4 feet on the southerly line and 221.4 feet on the northerly line to a dead line, measuring 323.2 feet thereon.

Being the same property conveyed to William W. Berry and wife, Mary John A. Berry by deed from Frank W. Harvey and wife, Patricia Harvey, of record in Book 5035, page 45, Register's Office for Davidson County, Tennessee. The said Mary John A. Berry having since died.

Said property is conveyed subject to the following matters:

(1) Restrictive covenants contained in instrument of record in Book 3877, page 494; Book 5156, page 961; Book 1449, page 111 (but omitting any such covenant or restriction based on race, color, religion or national origin) Register's Office for Davidson County, Tennessee.

(2) The Plan of record in Book 3700, page 1, said Register's Office, shows an owner's certificate, a 75 foot minimum building setback line from Lynnwood Lane and a 10 foot easement for public utility and drainage purposes along the rear or easterly lines of said lot, and easement for public utility and drainage 5 feet wide along the southerly and northerly lot lines.

(3) The lien of 1988 taxes which are to be pro-rated between Grantor and Grantees as of date of closing.

This is improved property, known as 6 Lynnwood Lane, Nashville, Tennessee, 37205.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor

covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said real property in fee simple, has good right to convey it, and that it is unencumbered.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real property to Grantees, their heirs and assigns against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Virginia N. Berry, wife of William W. Berry, joins herein for the purpose of conveying any interest which she has in the above-described property.

IN WITNESS WHEREOF, Grantor and Virginia N. Berry have executed this instrument this 2nd day of June, 1988.

William W. Berry
William W. Berry

Virginia N. Berry
Virginia N. Berry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jane M Watts, a Notary Public, William W. Berry, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of June, 1988.

Jane M. Watts
Notary Public

My Commission Expires:
4-5-1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jean Ann Hall, a Notary Public, Virginia N. Berry, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of June, 1988.

Jean Ann Hall
Notary Public

My Commission Expires:
[illegible]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $465,000.00.

Cynthia J. Owen
Affiant

Subscribed and sworn to before me this 6th day of June, 1988.

Kristie Grace Simmons
Notary Public

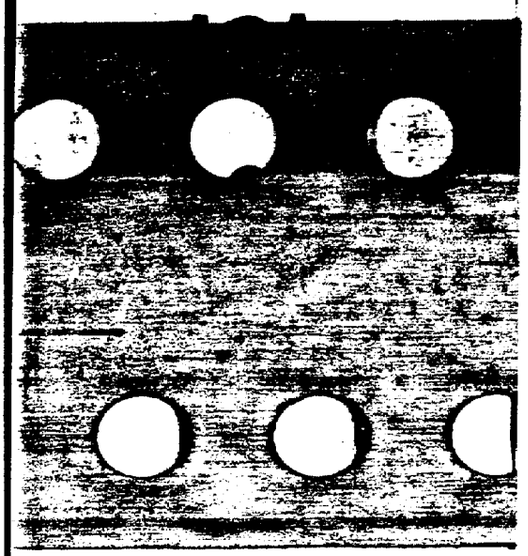
My Commission Expires:
May 8, 1990

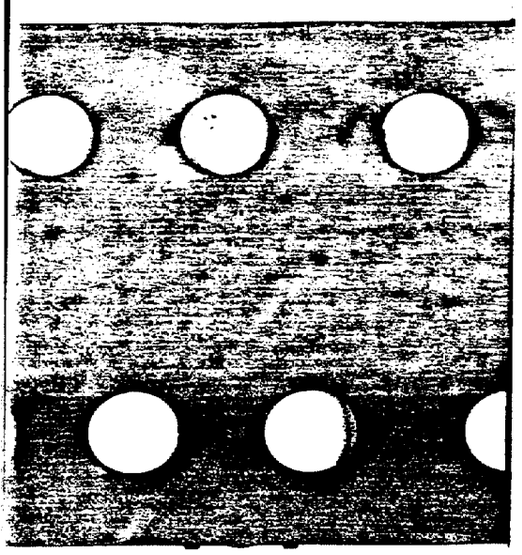
37057

IDENTIFICATION REFERENCE

JUN 6 2 30 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37057

IDENTIFYING REFERENCE

JUN 6 2 30 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

06/06/88 01 14:29 0001 1974

	CAMT
	465000.00
CON TX	1302.00
PRFEE	0.50
WDEED	6.00
TOTAL	1308.50
CHECK	1308.50

No. 98853