File 50

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

5588 09/09 0101 03CHECK 1181.00

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Richard J. Petri and wife,	Third National Bank c/o	Map 117-13B
Annette Petri	SunTrust Mortgage, Inc.	Parcel 87
110 Abbottsford Drive	P.O. Box 105277	
Nashville, Tennessee 37215	Atlanta, GA 30348-5277	
Mortgagee: Third National Bank in Nashville		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gary W. Fox d/b/a Realty Group, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Richard J. Petri and wife, Annette Petri, hereinafter the GRANTEES, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419-421, amended in Book 6771, page 683, and Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Gary W. Fox, d/b/a Realty Group, by deed from Dr. William H. Edwards, as of record in Book 7254, page 304, Register's Office for Davidson County, Tennessee.

This is improved property known as 110 Abbottsford Drive, Nashville, Tennessee 37215. TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the items on the attached Exhibit "A", herein incorporated by reference.

And GRANTOR does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 GRANTOR has hereunto set his hand as of this 8th day of September, 1988.

Gary W. Fox
d/b/a Realty Group

Elizabeth B. Fox, wife of Gary W. Fox, joins in this conveyance for the purpose of conveying any marital right she may have in the property herein described.

Elizabeth B. Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Catherine E. Otto, a Notary Public of said county and state, Gary W. Fox, d/b/a Realty Group, and Elizabeth B. Fox, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 1988.

Catherine E. Otto
Notary Public

My Commission Expires: 1-10-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $355,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 8th day of September, 1988.

Catherine E. Otto
Notary Public
My Commission Expires: 1-10-89

EXHIBIT "A"

All matters shown on the Plan of record in Book 6250, page 419-421, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 6771, page 683, said Register's Office.

Surveyor's Certificate of Correction of record in Book 6800, page 164, Register's Office for Davidson County, Tennessee.

Declaration of Restrictive Covenants and Reciprocal Easements of record in Book 6478, page 177, and amended in Book 6530, page 242, Register's Office for Davidson County, Tennessee.

Terms and conditions as set forth in Declaration of Covenants, Conditions, and Restrictions of record in Book 6537, page 303, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6555, page 328, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association of record in Book 6548, page 213, Register's Office for Davidson County, Tennessee.

Terms and Conditions of Agreement between Nashville Water Company and W. G. Wallace, as to easement and the granting of water taps of record in Book 1037, page 572, Register's Office for Davidson County, Tennessee, and Book 1286, page 690, said Register's Office.

66268

IDENTIFICATION

SEP 9 3 34 PM '88

FILED WILLIAM R. MEISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7648 PAGE 915

CR - 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

6 6 2 6 8.

IDENTIFI REFERENCE

SEP 9 3 34 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

09/09/88 01 15:34 0001 5588

CAMT	355000.00
CON TX	1171.50
PRFEE	0.50
WDEED	9.00
TOTAL	1181.00
CHECK	1181.00

No. 132628