LL273 2/6/89

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238
From Information Furnished
by the Parties

GENERAL WARRANTY DEED

| Address New Owner(s) | Send Tax Bills To | Map-Parcel Number(s) |
|---|---|---|
| James H. Reed, IV<br>1512 Broadway<br>Nashville, TN 37203 | Same | 117-13-B-18 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, VANCE B. FOREMAN ("Grantor") has bargained and sold, and by these presents does transfer and convey unto JAMES H. REED, IV ("Grantee"), his heirs and assigns, his one-half undivided interest (said one-half undivided interest being all of Grantor's right, title, and interest) in and to a parcel of land in Davidson County, Tennessee, described as follows:

Being a certain building site identified as Lot No. 133, on the Plan of Abbottsford of record in Plat Book 6250, pages 419-421, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grantor and James H. Reed, IV by deed dated June 13, 1985 from Abbott Martin Corporation of record Book 6583, page 139, said Register's Office.

This is improved property known as:

133 Hyde Park
Nashville, Tennessee 37215

Said property is conveyed subject to the following matters:

1. Taxes for the year 1989, a lien but not yet due and payable.

2. Covenants and restrictions set forth in the Restrictive Covenants for Abbottsford of record in Book 6537, page 303, said Register's Office, and the Charter of Abbottsford Homeowners Association, of record in Book 6548, page 213, said Register's Office.

3. All easements and restrictions set forth on the Plan of Abbottsford of record in Book 6250, pages 419-421, said Register's Office, rights-of-way and other easements, zoning, and other governmental laws and regulations.

4. The Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 6478, page 177, said Register's Office, as amended by instrument of record in Book 6530, page 242, said Register's Office.

5. Deed of Trust from Vance B. Foreman and James H. Reed, IV to James Wm. Hoffstetter, Jr., Trustee, of record in Book 6582, page 143, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

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

WITNESS my hand this 8th day of February, 1989.

Vance B Foreman

VANCE B. FOREMAN

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Vance B. Foreman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of February, 1989.

Connie M. Cartwright

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:

9/26/92

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $47,500.00.

Affiant

Sworn to and subscribed before me this 8th day of February, 1989.

Connie M. Cartwright

Notary Public

NOTARY PUBLIC AT LARGE

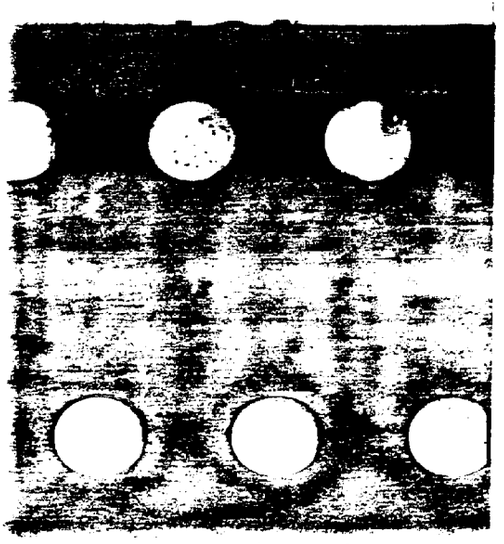
My Commission Expires:

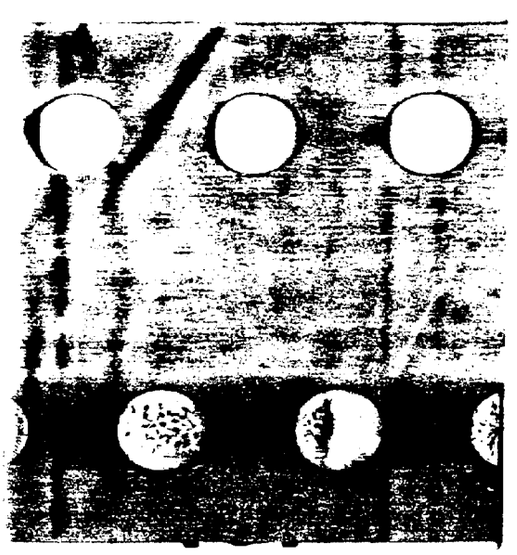
9/26/92

5790 02/08 0101 03CHECK 163.25

FEB 8 4 03 PM '89

07798





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

RECEIVED OF _____

FOR _____

BOOK 7769 PAGE 298

| | | |
|---|---|---|
| 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 | 47500.00 |
| CON TX | 156.75 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 163.25 |
| CHECK | 163.25 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/08/89 01 1107 0001 5790

07.7.98

IDENTIFICATION REFERENCE

FEB 8 4 03 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 130279