WARRANTY DEED

BOOK 7781 PAGE 595

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GARY W. FOX	NEW OWNER	MAP 117-13-B
(NAME)	(NAME)	
P. O. Box 159050		PARCEL 48
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		FB #7DA91400
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, L. ROWE DRIVER and wife, CAROLYN DRIVER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY W. FOX, d/b/a REALTY GROUP

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. 806 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 in 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 L. Rowe Driver and wife, Carolyn Driver, by deed from Union Financial Corporation, a Tennessee corporation, of record in Book 6651, page 282, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictive Covenants and Reciprocal Easements of record in Book 6478, page 177, amended in Book 6530, page 242; (3) Declaration of Covenants, Conditions and Restrictions of record in Book 6537, page 303; (4) Dedication of common area of record in Book 7175, page 761; (5) Charter of record in Book 6548, page 213; (6) Easements of record in Book 1286, page 690, and in Book 1037, page 572; and (7) All matters appearing on the Plan of record in Plat Book 6250, pages 419-421, amended in Book 6771, page 683, and in Book 6800, page 164, said Register's Office.

1051 02/28 0101 03CHECK 287.00

12237.

TENNESSEE REFERENCE

FEB 28 12 24 PM '89

FELIX Z. WILKINSON REGISTER DAVIDSON COUNTY TENN.

unimproved (XX)
This is improved ( ) property, known as 806 Foster Hill, 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 24th day of February, 1989

L. Rowe Driver
L. ROWE DRIVER

Carolyn Driver
CAROLYN DRIVER

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. ROWE DRIVER and wife, CAROLYN DRIVER

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 24th day of February, 19 89.

My commission expires 5/13/89 Notary Public Catherine Alderson

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 _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Vicki Forrest
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 19 89.

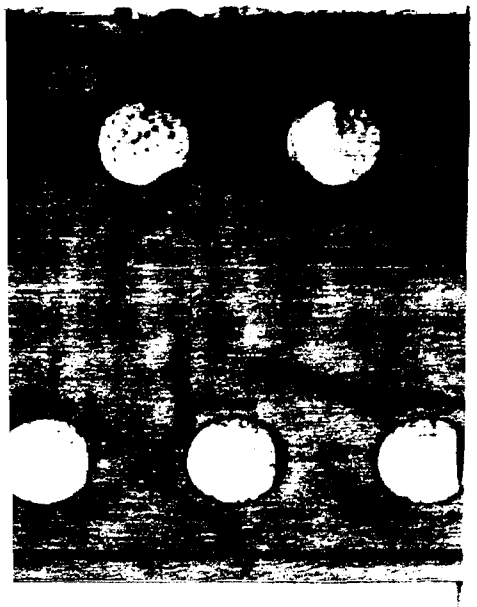
MY COMMISSION EXPIRES: 5/13/89 Catherine Alderson
(AFFIX SEAL) Notary Public

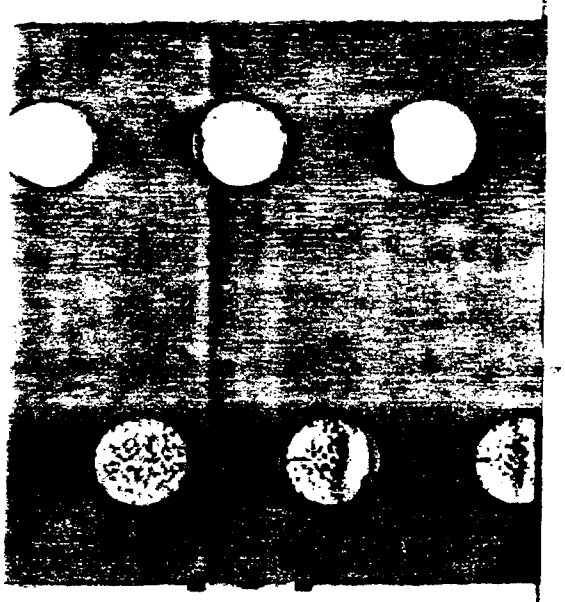
WARRANTY DEED

FROM L. ROWE DRIVER and wife, CAROLYN DRIVER

TO GARY W. FOX, d/b/a REALTY GROUP

PLEASE RETURN TO: FILE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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	85000.00
CON TX	280.50
PRFEE	0.50
WDEED	6.00
TOTAL	287.00
CHECK	287.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/28/89 01 12:26 0001 1051

12237

IDENTIFICATION REFERENCE

Feb 28 12 24 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 185472