This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
307 City Hall Mall
Franklin, TN 37064

Map 117-13-B
Parcel 65 7027 06/21 0101 03CHECK 1376.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Charles M. Hoke, et ux	Same	None
1114 County Cork Dr.		
Murray, Ky. 42071		

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, CAROL O. WEAVER, unmarried, have bargained and sold and by these presents do transfer and convey unto CHARLES M. HOKE and wife, ANNE W. HOKE, their heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 612 on the Plan of Abbottsford, as of record in Plat Book 6250, page 419-421, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Carol O. Weaver by deed from Gary Fox, d/b/a Realty Group, of record in Book 7543, page 527, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1989 Davidson County property taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantees' assuming responsibility for payment of the same.

2. Declaration of Restrictive Covenants and Reciprocal Easements dated January 21, 1985, of record in Book 6478, page 177, said Register's Office as amended by instrument of record in Book 6530, page 242, Register's Office of Davidson County, Tennessee.

3. Restrictive Covenants for Abbottsford of record in Book 6537, page 303, said Register's Office; as amended in Book 6576, page 509 and further amended in Book 6578, page 302, said Register's Office. Amended also in Book 6591, page 347 and 352, said Register's Office. Further amended in Book 6601, page 966, and in Book 6607, page 519, 524, 529, said Register's Office. Also amended in Book 6592, page 400, said Register's Office and in Book 6619, pages 931, 936, 941, and 946 said Register's Office. Also amended in Book 6628, page 721, said Register's Office and in Book 6638, pages 351, 356, 361, 366, 371 and 376, said Register's Office. Also amended in Book 6653, pages 113, 118, 124, 129, and 134, said Register's Office. Also amended in Book 6680, page 496, said Register's Office. Also in Book 6711, page 360, said Register's Office. Also in Book 6728, pages 332, and 337 and in Book 6735, pages 853, 858, 863 and 868, said Register's Office. As further amended in Book 6749, page 189, said Register's Office. Also amended in Book 6755, pages 269 and 274, said Register's Office. Further amended in Book 6771, pages

683, 688 and 693, said Register's Office. Also amended in Book 6787, page 197, said Register's Office. Also amended in Book 6849, pages 128 and 133, said Register's Office.

4. Water line easements of record in Book 1286, page 690, Register's Office of Davidson County, Tennessee, and of record in Book 1037, page 572, said Register's Office.

5. All matters shown on the Plan of Abbottsford, Phase One, of record in Plat Book 6250, pages 419, 420 and 421, Register's Office of Davidson County, Tennessee, and amended in Book 6800, page 164, said Register's Office.

6. A Subdivision Plat of the Frank R. Leu Property of record in Book 6250, page 418, Register's Office of Davidson County, Tennessee.

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

AND GRANTOR DOES FURTHER COVENANT and bind herself, her heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 20th day of June, 1989.

4280 IDENTIFICATION JUN 21 10 14 AM '89 FILED & WILSON CO. TENN.

Carol O. Weaver
CAROL O. WEAVER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and official seal at Franklin, Tennessee, this 20th day of June, 1989.

Carol L. McArthur
Notary Public

My Commission Expires:
July 5, 1992

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

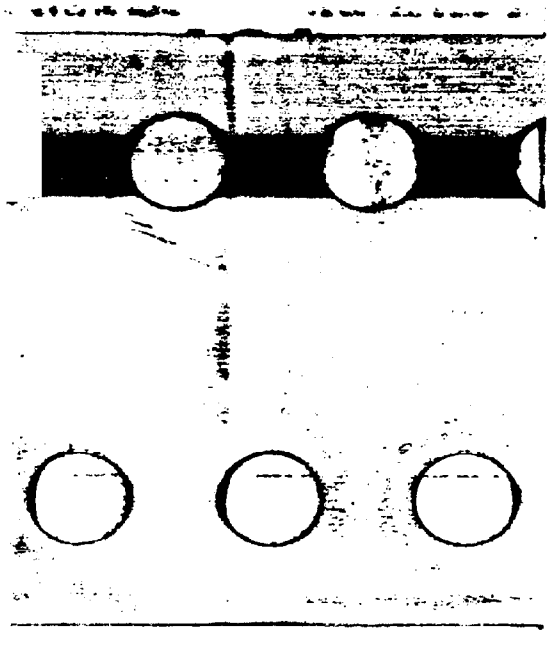
I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $415,000.00.

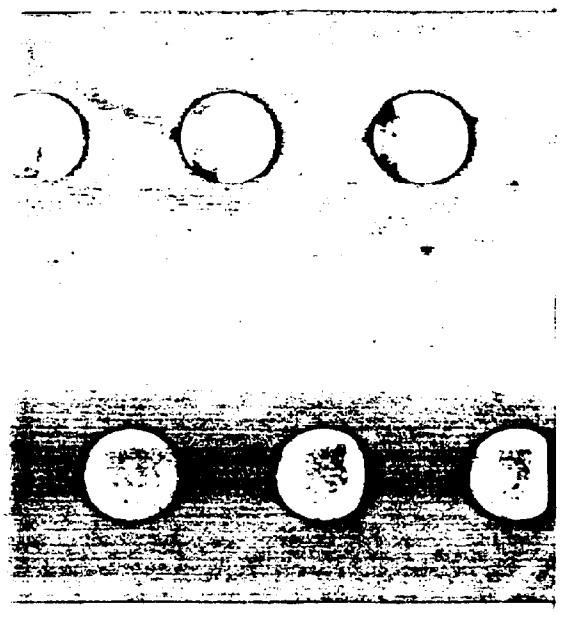
Affiant

Sworn to and subscribed before me on this the 20th day of June, 1989.

Carol L. McArthur
Notary Public

My Commission Expires:
July 5, 1992





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7869 PAGE 868

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 415000.00
				CON TX 1369.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 1376.00
				CHECK 1376.00

06/21/89 01 10:15 0001 7027

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42809

IDENTIFICATION

Jun 21 10 14 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 221333