Fld 31

Address New Owner as follows:	Send tax bills to:	Map-Parcel:
Craig V. & Kay C. Gabbert 1148 Gateway Lane Nashville, Tennessee 37220	Same	131-16-28

BOOK 7889 PAGE 796

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN R. BRODERICK and wife, PATRICIA BRODERICK**, hereinafter collectively called Grantor, have bargained and sold, and by these presents do transfer and convey unto **CRAIG V. GABBERT, JR. and wife, KAY COOPER GABBERT**, hereinafter, individually, or collectively if more than one, called Grantee, Grantee's heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 of Block "B" on the Map of Gateway Acres, as of record in Book 974, page 73, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the corner of Lots Nos. 7 and 8 in the North margin of Gateway Lane; thence with the line between said lots, northerly 260.7 feet to the corner of said Lot and of Lots Nos. 1 and 2; thence with the line between Lots Nos. 1 and 8, westerly 244.4 feet to the East margin of Brookwood Lane; thence with the margin of the same, southerly 241.3 feet to the beginning of a curve; and continuing with said Lane around a curve southeasterly 36.3 feet to the North margin of Gateway Lane; thence with the margin of the same, easterly 282.4 feet to the beginning.

Being the same property conveyed to John R. Broderick and wife, Patricia Broderick, by deed from Raymond H.C. Meng and wife, Cecilia T.L. Meng, of record in Book 7285, page 996, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered except for those matters set forth on Exhibit "A" attached hereto and incorporated herein by reference, to all of which this conveyance is made subject.

AND GRANTOR further covenants and binds themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14th day of July, 1989.

JOHN R. BRODERICK

PATRICIA BRODERICK

4947.1

IDENTIFICATION REFERENCE

Jul 14 3 43 PM '89

DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN R. BRODERICK and wife, PATRICIA BRODERICK**, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 14th day of July, 1989.

Shelly K. McBride
NOTARY PUBLIC

My commission expires: 3-3-92

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

AFFIANT

Sworn to and subscribed before me this 14th day of July, 1989.

Shelly K McBride
NOTARY PUBLIC

My commission expires: 3-3-92

This instrument was prepared by:
John N. Popham
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

EXHIBIT "A"

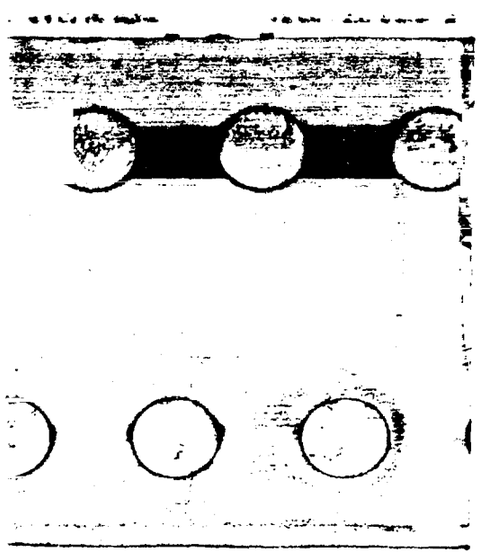
1. Taxes for the year 1989 are a lien, but not yet due and payable.

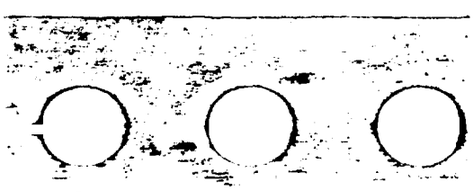
2. Seventy-five (75) foot building setback line from Gateway Lane as shown on Plan of record in Book 974, page 73, Register's Office for Davidson County, Tennessee, and seventy-five (75) foot setback line from Brookwood Lane as shown on said Plan which setback line from Brookwood Lane has been changed to twenty-five (25) feet by variance granted by the Board of Zoning Appeals as reflected by the Minutes of the Meeting of the Board of Zoning Appeals, City of Oak Hill, Tennessee, of record in Book 7889, page 793, said Register's Office.

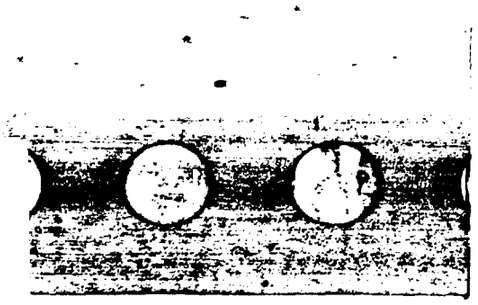
3. Agreement as set out in the deed from Laura Lea Robertson to Dorris R. Selley and wife, Ciciley O. Selley, dated August 8, 1946, filed August 14, 1946, and recorded in Book 1394, page 120, Register's Office for Davidson County, Tennessee, as follows:

"Grantees agree that in order to maintain a high standard of residential beauty at Lealand, they will install a stoker or some other smoke saving device, will allow their plans for construction of their house to be reviewed by Lealand's Board of Architects and will carefully read and abide by all of Lealand's restrictions."

3463 37/24 0201 03CHECK 950.50







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7889 PAGE 799

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 285000.00
CON TX 940.50
PRFEE 1.00
WDEED 9.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK TOTAL 950.50
CHECK 950.50

07/14/99 01 15:50 0001 5483

4.9.4 7.7.

IDENTIFICATION REFERENCE

JUL 14 3 48 PM '99

DAVIDSON COUNTY, TN

No. 229160