6117
542742-2

BOOK 8017 PAGE 214

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $504,300.00

Robert Lee Troxler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF December, 19 89

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lee Troxler (NAME)	Fidelity Federal Savings & Loan (NAME)	159-2-44
1300 Beddington Park (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, WE, Adex Corporation a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Lee Troxler and Samuel W. Holden, II, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 53, Hound's Run Subdivision of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts a total of 208.96 feet on the northerly side of Beddington Park and runs back 266.35 feet on the easterly lot line and 241.59 feet on the westerly lot line to a line in the rear measruing 221.56 feet thereon.

Being the same property conveyed to Adex Corporation, a Tennessee Corporation by deed from Hound's Run, Ltd., a Tennessee Limited Partnership as of record in Book 7693, page 284, said Register's Office.

This conveyance is made subject to the following:
The Plan of record in Book 6900, page 167-171, said Register's Office, shows an Owner's Certificate, a 90 foot minimum building setback line from Beddington Park, a 35 foot minimum building setback line from the westerly and easterly lot line, a 50 foot minimum building setback line from the rear lot line, a 10 foot public utility and drainage easement from Beddington Park, a 5 foot public utility and drainage easement on the easterly lot line, a 20 foot public utility and drainage easement on the rear lot line.
*SEE REVERSE SIDE FOR CONTINUATION.

This is unimproved (X) improved ( ) property, known as 1300 Beddington Park, Nashville, Tennessee 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seised 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness his hand this 28th day of December, 19 89

Adex Corporation a Tennessee Corporation

By: Albert Cook

STATE OF TENNESSEE
Davidson County

BOOK 8017 PAGE 215

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Paul E. Cook

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President _____ of the ~~Adex Corporation~~ a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at ~~Nashville~~, ~~Tenn.~~, this ~~29th~~ day of ~~December~~, 19~~89~~.

Commission Expires 7/24/93

_____ Notary Public

WARRANTY DEED

FROM Adex Corporation a Tennessee Corporation

TO Robert Lee Troxler and Samuel W. Holden, II, both unmarried

93404

IDENTIFICATION REFERENCE

JAN 3 9 54 AM '90

DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

9619 01/03 0101 03CHECK 1671.19

*CONTINUATION

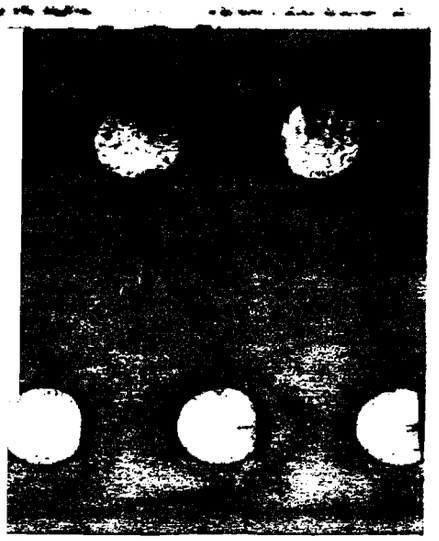
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7079, page 995, corrected in Book 7238, page 736, By-Laws in Book 7080, page 8, said Register's Office.

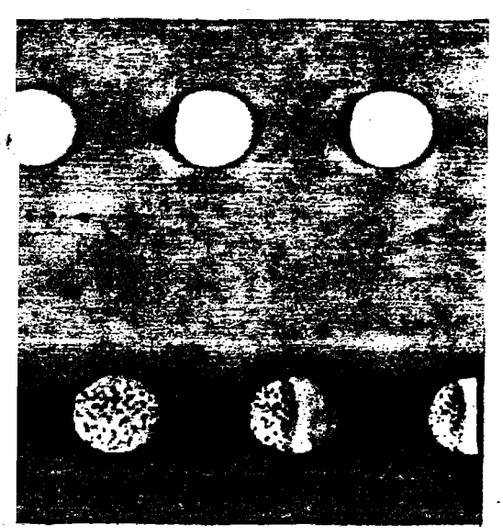
Deed of Conveyance to CRC Equities, Inc., to serve Otterwood and Hounds Run Development in Book 7474, page 695, said Register's Office.

Easement for Transmission Line granted to the U.S.A. by T. B. Morgan and wife, of record in Book 2248, page 618, said Register's Office.

Easement for Transmission Line granted to U.S.A. in Book 2249, page 86, said Register's Office.

Easement granted by Arlene Zeigler and Mabel Ward to Mrs. Murray M. Johnson, Jr., et al, in Book 3675, page 362, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 8017 PAGE 216

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 504300.00
CON TX 1664.19
PRFEE 1.00
WDEED 6.00
TOTAL 1671.19
CHECK 1671.19

01/03/90 01 09:54 0001 9619

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93404

IDENTIFICATION REFERENCE

JAN 3 9 54 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 280777