File 9476 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite C-11
Nashville, Tennessee 37215

BOOK 8118 PAGE 271

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD B. PENUEL	New Owners	Map 117-13-B
(NAME)	(NAME)	
111 Abbottsford		Parcel 86
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		Field Bk 7DA91437
(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, GARY W. FOX, d/b/a REALTY GROUP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD B. PENUEL and wife, Lee S. Penuel

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. 111 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419-421, amended in Book 6607, page 529, Book 6771, pages 683, & 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 Gary W. Fox, doing business as Realty Group, a sole proprietorship by quitclaim deed from Realty Group of record in Book 7473, page 46, said Register's Office.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grangees; (2) Restrictive covenants and reciprocal easements of record in Book 6478, page 177, amended in Book 6530, page 242; (3) Easements of record in Book 1037, page 572, and in Book 1286, page 690; (4) Dedication of common area to Abbottsford Homeowners Association, Inc. of record in Book 7175, page 761, Register's Office for Davidson County, Tennessee; (5) Charter of Incorporation of Abbottsford Homeowners Association, Inc. of record in Book 6548, page 213, Register's Office for Davidson County, Tennessee; (6) Declaration of Covenants, Conditions and Restrictions for Abbottsford of record in Book 6537, page 303, & amended and restated in Book 8106, page 1; and (7) All matters appearing on the Plan of record in Plat Book 6250, pages 419-421, amended in Book 6607, page 529, Book 6771, page 683, & in Book 6800, page 164, said Register's Office.

This is not now, nor has it ever been the principal residence of the Grantors herein.

5497 05/30 0101 03CHECK 1345.15

This is unimproved (X) improved ( ) property, known as 111 Abbottsford, 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 25th day of May, 1990.

GARY W. FOX

BOOK 8118 PAGE 272

STATE OF TENNESSEE
COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY W. FOX, d/b/a REALTY GROUP

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 25th day of May, 19 90.

My commission expires 1/23/93 Notary Public

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 _____

29446

IDENTIF. TREFERENCE

MAY 30 8 13 AM '90

FELIX Z. WILSON II/REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 405,500.00

Richard B. Penuel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 19 90.

MY COMMISSION EXPIRES: 1/23/93 (AFFIX SEAL)

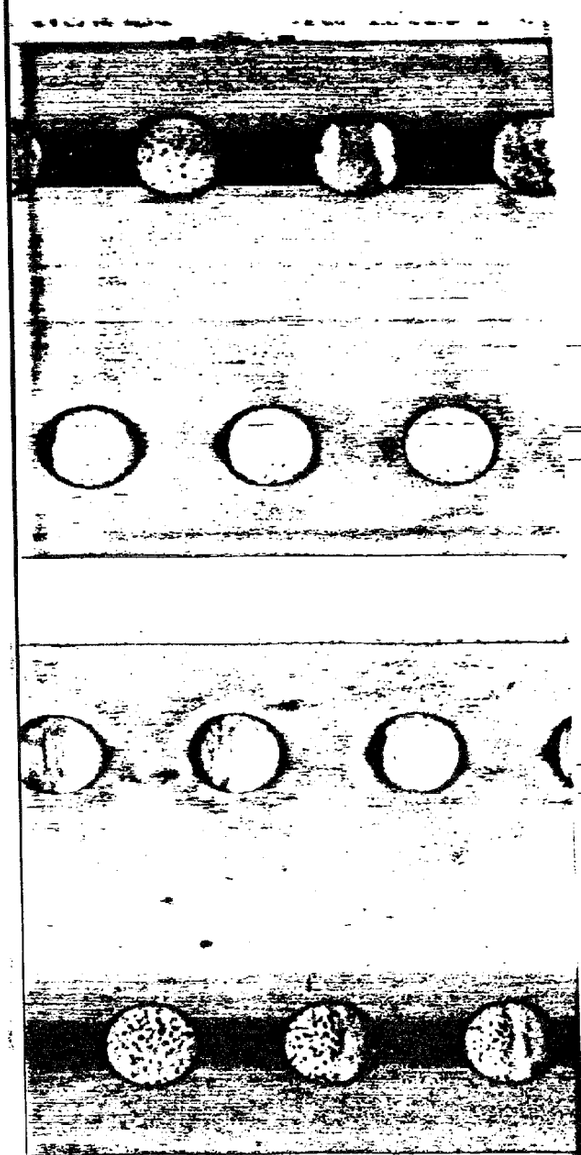
Notary Public

WARRANTY DEED

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

TO RICHARD B. PENUEL and wife, LEE S. PENUEL

PLEASE RETURN TO:
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 _____

BOOK 8118 PAGE 273

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 405500.00
				CON TX 1338.15
				PRFEE 1.00
				MDEED 6.00
				TOTAL 1345.15
				CHECK 1345.15
05/30/90	01			08:12 0001 5497

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29446

IDENTIF. REFERENCE

MAY 30 8 13 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 322894