BOOK 8256 PAGE 78

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IDENTIF. TREFERENCE

THIS INSTRUMENT PREPARED BY:
O'HARE, SHERRARD & ROE
424 Church Street, Suite 2000
Nashville, Tennessee 37219

**SPECIAL WARRANTY DEED**

DEC 12 12 55 PM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

Send Tax Bills to and
Address New Owner(s) as follows:

Deborah Hawkins and Russell Hawkins
213 Kensington Park
Nashville, Tennessee 37215

Name\Address Mortgagee: Map/Parcel
South Trust Bank of middle Tennessee
1801 West End Avenue 117-13-B/113
Nashville, Tennessee 37203

FOR AND IN CONSIDERATION of the sum of Forty-six Thousand and No/100 Dollars ($46,500.00) Abbottsford Associates, a Tennessee general partnership consisting of Kellco Financial Corporation, a Tennessee corporation and John H. Roe,Jr., an individual residing in Nashville, Tennessee (hereinafter referred to as "GRANTOR"), have bargained and sold, and do hereby transfer and convey unto Deborah K. Hawkins and Russell A. Hawkins (hereinafter referred to as "GRANTEE"), certain real estate in Davidson County, Tennessee, as follows:

> Being a certain building site identified as Lot No. 213, on the Plan of Abbottsford of record in Plat Book 6250, pages 419-421, as amended in Book 6800, page 164, Register's Office for Davidson County, Tennessee (hereinafter referred to as "RODC").
>
> Being part of the same property conveyed to GRANTOR by Special Warranty Deed from Webber Properties, Inc., a Tennessee corporation, of record in Book 7025, page 901, RODC.
>
> This is unimproved property, known as 213 Kensington Park, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property, the appurtenances, estate, title and interest belonging to the said GRANTEE and the said GRANTEE'S successors, heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to said GRANTEE, and the GRANTEE'S successors, heirs, and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR, but not otherwise; provided, however, this conveyance is subject to the following:

(1) Taxes for 1990, which the GRANTEE hereby assumes and agrees to pay in full.

(2) The covenants and restrictions set forth in the Restrictive Covenants for Abbottsford of record in Book 6537, page 303, RODC, as amended in Book 6576, page 509 and further amended in Book 6578, page 302, RODC. Said Restrictive Covenants were restated

and amended in Book 8106, page 1, RODC. Further amended in Book 6591, pages 347 and 352, said Register's Office. Further amended in Book 6601, page 966, and in Book 6607, page 519, 524, 529, RODC. Also amended in Book 6592, page 400, RODC. Also amended in Book 6619, pages 931, 936, 941 and 946, RODC. Also amended in Book 6628, page 721, and in Book 6638, pages 351, 356, 361, 366, 371 and 376, RODC. Also amended in Book 6680, page 496, RODC. Also in Book 6711, page 360. Also in Book 6728, pages 332 and 337 and in Book 6735, pages 853, 858, 863 and 868, RODC. As further amended in Book 6749, page 189, RODC. Also amended in Book 6755, pages 269 and 274, RODC. Further amended in Book 6771, pages 683, 688 and 693, RODC. Also amended in Book 6787, page 197, RODC. Also amended in Book 6849, pages 128 and 133, and in Book 7406, page 481, RODC.

(3) Charter of Abbottsford Homeowners Association,of record in Book 6548, page 213, RODC.

(4) All easements and restrictions set forth on the Plan of Abbottsford of record in Plat Book 6250, pages 419-421, as amended in Book 6800, page 164, RODC, rights-of-way and other easements, zoning, and other governmental laws and regulations.

(5) The Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 6478, page 177, RODC, as amended by instrument of record in Book 6530, page 242, RODC.

IN WITNESS WHEREOF, GRANTOR has executed this deed on the 11 day of December, 1990.

ABBOTTSFORD ASSOCIATES, a Tennessee general partnership

By: John H. Roe Jr.
John H. Roe, Jr. Partner

By: KELLCO FINANCIAL CORPORATION, Partner

By: Robert Kell

Title: President

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, John H. Roe,Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he is one of the general partners of Abbottsford Associates, a partnership, the within named bargainor, who acknowledged to me that he executed the within instrument being authorized by Abbottsford Associates so to do for the purposes therein contained. by signing the name of Abbottsford Associates by himself as Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 11 day of December, 1990.

Rita McQuessy
Notary Public

My commission expires:
2-27-93

STATE OF TENNESSEE )
)
COUNTY OF BRADLEY )

Before me, the undersigned a Notary Public in and for Bradley County, Tennessee, personally appeared Robert Varnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President of Kellco Financial Corporation, one of the general partners of Abbottsford Associates, the within named bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as one of the general partners of Abbottsford Associates, by himself as President.

WITNESS my hand and official seal at office on this the 16 day of November, 1990.

Andrea L. Burdine
Notary Public

My commission expires:
5/20/92

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $46,000.00.

Rita D Guerry
Affiant

Subscribed and sworn to before me this, the 11th day of DECEMBER, 1990.

Beth Ann Short
Notary Public

My commission expires:
9-24-94

ABBOTTSFORD LOT 213 - 1173

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8256 PAGE 82

| | | |
|---|---|---|
| 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 | 46000.00 |
| CON TX | 151.80 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 164.80 |
| CHECK | 164.80 |

12/12/90 01 12:54 0001 8685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79052

IDENTIF. TREFERENCE

DEC 12 12 55 PM '90

FELIX Z. WILSON II REG. OF DEEDS
DAVIDSON COUNTY TN.

No. 381126