File 9877 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARUBENI AMERICA CORPORATION (NAME)	MARUBENI AMERICA CORPORATION (NAME)	Map 117-13-B
126 Abbottsford (STREET ADDRESS OR ROUTE NUMBER)	555 Marriott Dr., Ste. 325 (STREET ADDRESS)	Par. 37
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	F.B. 7DA91389

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, FREDERICK F. SOMMER AND WIFE, WILMA S. SOMMER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARUBENI AMERICA CORPORATION

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:

BOOK 8280 PAGE 213

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419-421, amended in Book 6771, page 683, and 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 Frederick F. Sommer and wife, Wilma S. Sommer by deed from Webber Properties, Inc., formerly Abbott Martin Corporation, a Tennessee corporation of record in Book 6956, page 947, said Register's Office.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions 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) Declaration of Covenants, Conditions and Restrictions of record in Book 6537, page 303, amended and restated in Book 8106, page 1; (5) Dedication of common area of record in Book 7175, page 761; (6) Charter of Incorporation of record in Book 6548, page 213; and (7) All matters appearing on the Plan of record in Plat Book 6250, pages 419-421, amended in Book 6771, page 683, and in Book 6800, page 164 said Register's Office.

8799

IDENTIF. REFERENCE

JAN 23 2 07 PM '91

FELIX Z. WILSON CLERK & MASTER
DAVIDSON COUNTY TN.

7701 01/23 0101 03CHECK 1294.00

This is improved (XX) unimproved ( ) property, known as 126 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 17th day of January, 19 91

Frederick F. Sommer
FREDERICK F. SOMMER

Wilma S. Sommer
WILMA S. SOMMER

STATE OF TENNESSEE
COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDERICK F. SOMMER AND WIFE, WILMA S. SOMMER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 17th day of January, 19 91.

My commission expires 3/27/93 Notary Public Catherine C. Hensley

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 _____

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January 19 91

MY COMMISSION EXPIRES: 3/27/93 Catherine C. Hensley
(AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

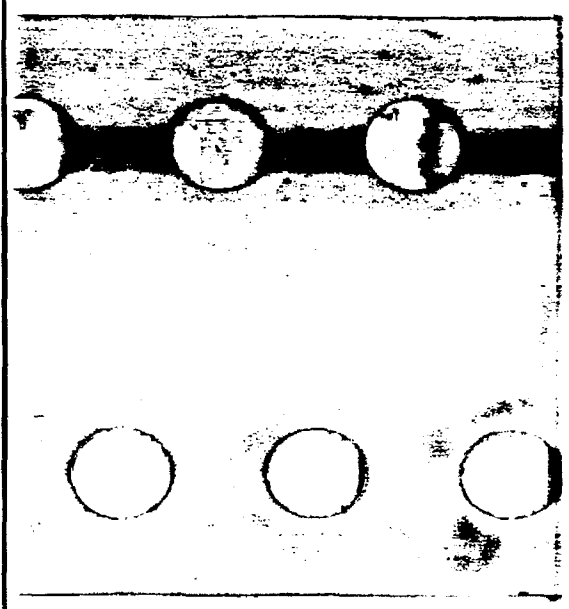
FREDERICK F. SOMMER AND WIFE, WILMA S. SOMMER

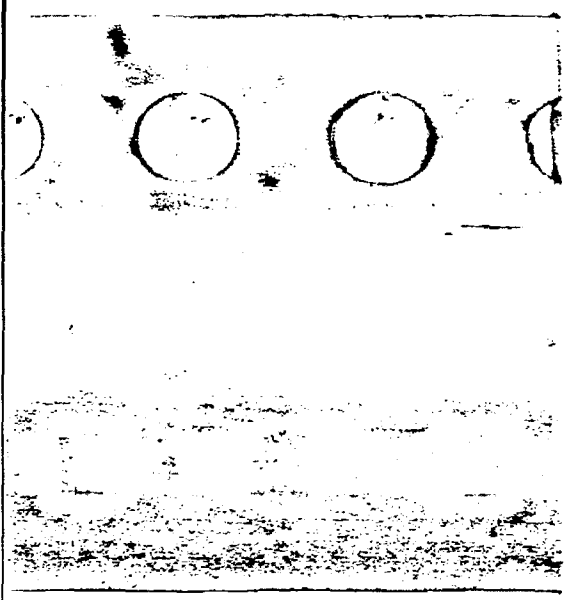
TO

MARUBENI AMERICA CORPORATION

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 8280 PAGE 215

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT
390000.00
CON TX 1287.00
WDEED 1.00
ERR CO
WDEED 1.00-
PRFEE 1.00
WDEED 6.00
TOTAL 1294.00
CHECK 1294.00

23/91 01 14:06 0001 7701

87997

IDENTIF. REFERENCE

JAN 23 2 08 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 391538