This instrument prepared by:
Douglas S. Hale
HALE & HALE, ATTORNEYS
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jon D. Tutor and wife, Thelma M. Tutor 4430 Columbia Pike Franklin, TN 37064	SAME	Map 117-13-B Parcel 122

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $37,000.00.

X Thelma M. Tutor
AFFIANT

Sworn to and subscribed before me this
15th day of May, 1991.

Brenda Franks Hale
NOTARY PUBLIC

My Commission Expires: 4-21-93

BRENDA FRANKS HALE * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, **OSIAS ENTERPRISES, INC.**, a Tennessee corporation, hereinafter called the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **JON D. TUTOR** and wife, **THELMA M. TUTOR**, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Certain real estate in Davidson County, Tennessee, as follows:

Being a certain building site identified as Lot No. 204, 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.

Being the same property conveyed to Osias Enterprises, Inc., a Tennessee corporation, by special warranty deed from Abbottsford Associates, a Tennessee general partnership consisting of Kellco Financial Corporation, a Tennessee corporation, and John H. Roe, Jr., an individual, of record in Book 8252, page 228, Register's Office for Davidson County, Tennessee.

NOTE: The legal description set forth above is the same property as contained in Grantors' previous deed of record.

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 it does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. 1991 County taxes are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with grantors paying their prorata part thereof to grantees, who will be responsible for payment of said taxes when they become due and payable. Map 117-13-B, Parcel 122.
2. Subject to future homeowner's assessments or special assessments, if any.
3. All matters appearing on the Plan of Abbottsford, Phase I, a planned unit development, of record in Plat Book 6250, pages 419-421, and amended in Book 6800, page 164, Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictive Covenants and Reciprocal Easements of record in Book 6478, page 177, as amended in Book 6530, page 242, Register's Office for Davidson County, Tennessee.
5. Restrictive Covenants for Abbottsford of record in Book 6473, page 177, Register's Office for Davidson County, Tennessee; as amended in Book 6503, page 242, and in Book 6537, page 303, Register's Office for Davidson County, Tennessee, as amended in Book 6576, page 509, and further amended in Book 6578, page 302, said Register's Office. Amended also in Book 6591, pages 347 and 352, said Register's Office. Further amended in Book 6601, page 966, and in Book 6607, pages 519, 524, 529, said Register's Office. Also amended in Book 6592, page 400, said Register's Office. And, in Book 6619, pages 931, 936, 941 and 946, said Register's Office. Also amended in Book 6628, page 721, said Register's Office and in Book 6638, pages 351, 356, 361, 366, 371 and 376, said Register's Office. Also amended in Book 6653, pages 113, 118, 124, 129 and 134. Also amended in Book 6680, page 496, said Register's Office. Also in Book 6711, page 360, said Register's Office. Also in Book 6728, pages 332 and 337 and in Book 6735, pages 853, 858, 863 and 868, said Register's Office. As further amended in Book 6749, page 189, said Register's Office. Also amended in Book 6755, pages 269 and 274, said Register's Office. Further amended in Book 6771, pages 683, 688 and 693, said Register's Office. Also amended in Book 6787, page 197, said Register's Office. Also amended in Book 6849, pages 128 and 133, and Book 7406, page 481, said Register's Office. Also amended and restated in Book 8106, page 1, said Register's Office.
6. Charter of Abbottsford Homeowners Association of record in Book 6548, page 213, Register's Office for Davidson County, Tennessee.
7. 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, Register's Office for Davidson County, Tennessee, rights-of-way and other easements, zoning and other governmental laws and regulations.
8. Storm Water Detention Agreement of record in Book 6555, page 328, Register's Office for said County.

AND IT DOES FURTHER covenant and bind itself, its successors and assigns, 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is unimproved property known as 204 Kensington Park, Nashville, Tennessee 37215.

WITNESSED this 15th day of May, 1991, in Franklin, Tennessee.

OSIAS ENTERPRISES, INC.

BY: Gary D Dixon attorney-in-fact
Gary D. Dixon, Attorney-in-Fact for Osias Enterprises, Inc.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gary D. Dixon, Attorney in Fact for Osias Enterprises, Inc., who executed the foregoing instrument in behalf of Osias Enterprises, Inc., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, as the free act and deed of said Osias Enterprises, Inc.

Witness my hand and official seal at Franklin, Tennessee this 15th day of May, 1991.

Brenda Dubs Hall
Notary Public

My Commission Expires: 4/21/93

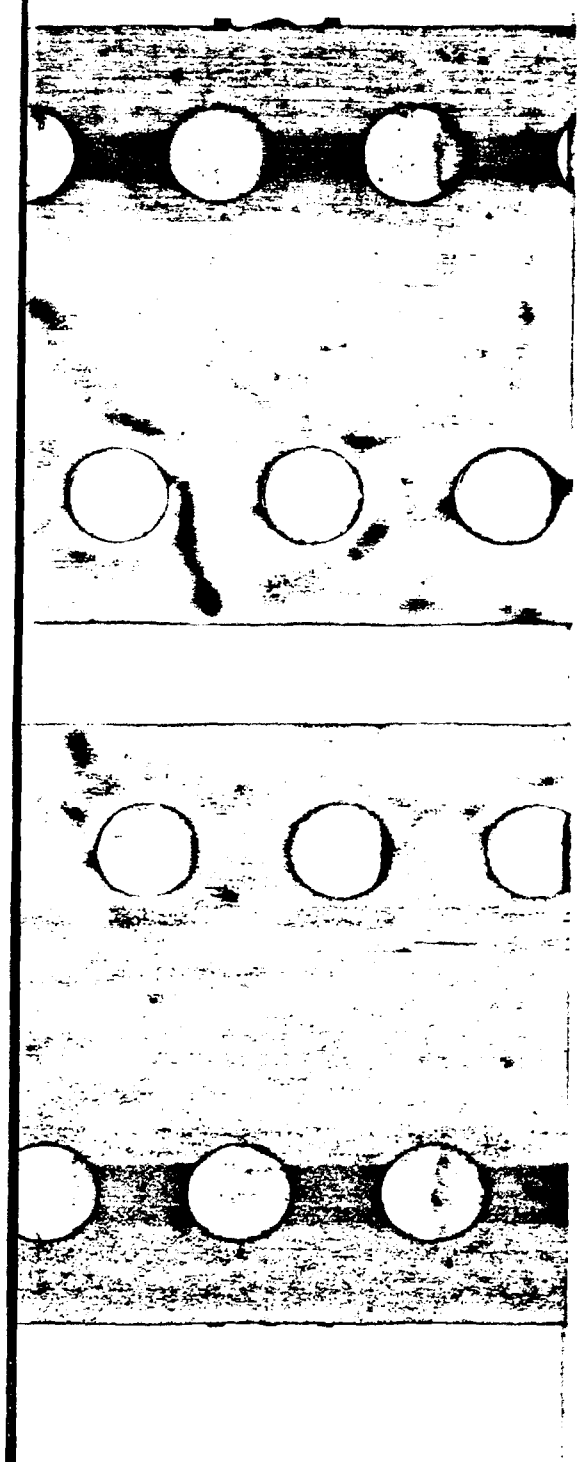
BRENDA FRANKS HALE * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

15002

IDENTIFICATION REFERENCE

Mar 17 8 54 AM '91

2801 05/17 0101 03CHECK 132.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8353 PAGE 747

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	37000.00
CON TX	122.10
PRFEE	1.00
WDEED	9.00
TOTAL	132.10
CHECK	132.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/17/91 01 08:54 0001 2891

150002

IDENTIFICATION REFERENCE

Mar 17 8 54 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 422486