#10418 FILE: Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 8478 PAGE 597

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ELGENIA MARSHALL	NEW OWNER	Map 117-13-B
(NAME)	(NAME)	
510 Belgrave Park		Parcel 21
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		F.B. 7DA91373
(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 ELGENIA MARSHALL, UNMARRIED

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. 510 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 part of the same property conveyed to Gary W. Fox d/b/a Realty Group by deed from Abbottsford Associates, a Tennessee general partnership composed of Kellco Financial Corporation a Tennessee corporation and John H. Roe, Jr., of record in Book 7721, Page 46, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1991 Taxes, which have been paid; (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; (7) Storm Water Detention Agreement of record in Book 6555, page 328; and (8) 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.

This is not now, nor has it ever been, the principal resident of the Grantor herein.

59422

IDENTIFICATION

Nov 4 12 44 PM '91

This is unimproved ( ) improved (XX) property, known as 510 Belgrave Park, Nashville, Tennessee 37205

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 31st day of October, 19 91

GARY W. FOX d/b/a REALTY GROUP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary W. Fox

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 31st day of October, 1991.

My commission expires 1-22-95 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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 415,000.00

Eulgenia Marshall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 1991

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

Notary Public

WARRANTY DEED

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

TO EUGENIA MARSHALL, UNMARRIED

5268 11/04 0101 03CHECK 1542.50

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 8478 PAGE 599

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 415000.00
CON TX 153.55
ERR CO
CON TX 153.55-
CON TX 1535.50
PRFEE 1.00
WDEED 6.00
TOTAL 1542.50
CHECK 1542.50

11/04/91 01 12:46 0001 6268

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.9422

IDENTIFICATION REFERENCE

Nov 4 12 44 PM '91

No. 473418