File Box 49
91-13968

BOOK 8514 PAGE 83

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 19 91

Notary Public

MY COMMISSION EXPIRES 1/23/94

THIS INSTRUMENT WAS PREPARED BY
LAWYERS TITLE INSURANCE CORPORATION
Stuart Jones, Attorney (NAME) 325 Union Street Nashville, TN 37201 (ADDRESS)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian M. Kawamoto et ux (NAME)	SAME (NAME)	117-13-B-64
613 Green Park (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215 (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, WE, Michael Fox Construction, Inc. a/k/a Michael Fox Construction Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian M. Kawamoto and wife, Robin J. Kawamoto

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

BEING Lot No. 613 on the Plat of Phase One of Abbottsford, as shown on Plat of record in Plat Book 6250, Pages 419 thru 421, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

BEING the same property conveyed to Michael Fox Construction, Inc. by deed of record in Book 7202, Page 884, Register's Office for Davidson County, Tennessee.

Michael Fox Construction, Inc. and Michael Fox Construction Company, Inc. are one and the same Tennessee Corporation.

This conveyance is subject to:

Declaration of Restrictive Covenants and Reciprocal Easements, of record in Book 6478, Page 177, as amended by instrument of record in Book 6530, Page 242, said Register's Office.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitations as set forth in Restrictions recorded in Book 6537, Page 303, as amended in Book 6576, Page 509, and furhter amended in Book 6578, Page 302, said Register's Office. Amended also in Book 6591, Pages 347 and 352, furhter amended in Book 6601, Page 966 and in Book 6607, Page 519, 524, 529, also amended in Book 6592, Page 400 and in Book 6619, Pages 931, 936, 941 and 946, also amended in Book 6628, Page 721, and in Book 6638, Pages 351, 356, 361, 366, 371, 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, 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, also amended in Book 6755, Pages 269 and 274, further amended in Book 6771, Pages 683, 688 and 693, also amended in Book 6787, Page 197, said Register's Office. Also amended in Book 6849, Pages 128 and 133, and in Book 8106, Page 1, said Register's Office.

CONTINUED...

This is improved ( ) unimproved ( ) property, known as 613 Green Park (House Number) (Street) Nashville, TN 37215 (P.O. Address) (City or Town) (Postal Zip)

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 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 and representatives, 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. 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.

Witness my hand this 23rd day of December, 19 91

Michael Fox Construction, Inc.

By: Michael C. Fox

Michael C. Fox, President

7. 49 IDENTIFICATION REFERENCE Dec 23 3 05 PM '91

STATE OF TENNESSEE }

BOOK 8514 PAGE 84

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ 19____.

Commmission expires_____

_____
Notary Public

STATE OF TENNESSEE }
County of Davidson }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael C. Fox or proved to me upon the basis of satisfactory evidence /and/ _____ with whom I am personally acquainted/and who upon (his oath) (himself) /their/ several oaths/ acknowledged (themselves) to be the President /and/_____ respectively of the Michael Fox Construction, Inc. the within named bargainor, a corporation, and that (he) (they) as such President /and/ _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Michael C. Fox as such President /and attesting the same by the said _____ /as/such/ _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 23rd day of December, 19 91

My commission expires 1/23/94

Notary Public

WARRANTY DEED

FROM
Michael Fox Construction, Inc.

TO
Brian M. Kawamoto et ux
Robin J. Kawamoto

Furnished by:
Lawyers Title
325 Union Street
Nashville, Tennessee 37201
244-0678

4964 12/23 0101 03CHECK 1302.00

Water Line Easements of record in Book 1286, Page 690, and in Book 1037, Page 572.

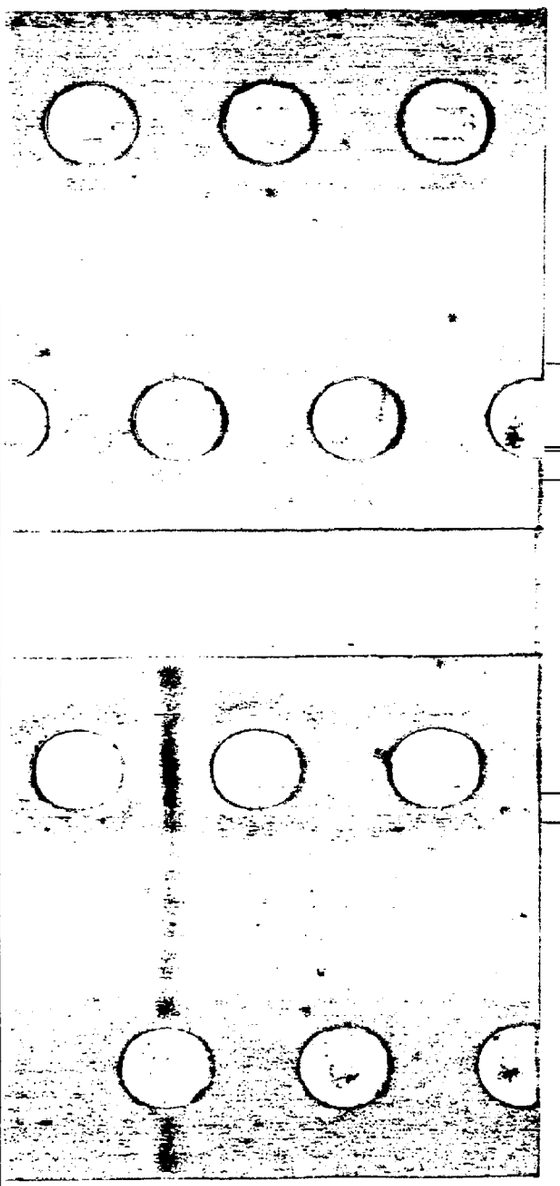
All matters shown on Plat recorded in Book 6250, Pages 419, 420, and 421, as amended by Book 6800, Page 164, including but not limited to:
(a) dedication of Common Areas
(b) various easements
(c) owner's Certificate.

All matters shown on the Plat recorded in Book 6250, Page 418.

Storm Water Detention Agreement of record in Book 6555, Page 328, said Register's Office.

Charter of Abbottsford Homeowner's Association, Inc., of record in Book 6548, Page 213, and Deed as to "Common Areas" , of record in Book 7175, Page 761, said Register's Office.

It is not the intention of the Grantor herein to reimpose said Restrictions.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8514 PAGE 85

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 350000.00
CON TX 1295.00
PRFEE 1.00
WDEED 6.00
TOTAL ~~1302.00~~
CHECK ~~1302.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/23/91 01 15:07 0001 4964

7.1.496

IDENTIFICATION REFERENCE

DEC 23 3 05 PM '91

FELIX Z. WILSON, II

No. 487442