Box SC
TC

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

BOOK 9021 PAGE 625

ADDRESS NEW OWNER:
Samuel E. Allen
157 Hillsboro Place
Nashville, TN 37215

SEND TAX BILL:

MORTGAGEE:
SAME

MAP AND PARCEL:

MAP	117
GROUP	13B
PARCEL	75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Barton-Riley Partnership, a Tennessee general partnership composed of John W. Barton, Jr. and Robert M. Riley, III, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Samuel E. Allen,an unmarried person, hereinafter called the Grantee, his 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 a certain building site identified as Lot No. 602 on the Plan of Abbottsford of record in Book 6250, pages 419-420, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Being the same property conveyed to Barton-Riley Partnership, a Tennessee general partnership composed of John W. Barton, Jr. and Robert M. Riley, III, by deed from John W. Barton Company, as of record in Book 8632, page 589, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot 602 Abbottsford, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1993 property taxes which are not yet due and payable.
2. Declaration of restrictive covenants and Reciprocal Easements dated January 21, 1985, of record in Book 6478, page 177, as amended by instrument of record in Book 6530, page 242.
3. Restrictive covenants for Abbottsford of record in Book 6537, page 303, as amended in Book 6578, page 302, amended also in Book 6591, pages 347 and 352. Further amended in Book 6601, page 966, and in Book 6607, pages 519, 524, 529. Also amended in Book 6592, pages 400, and in Book 6619, pages 931, 936, 941 and 946. Also amended in Book 6628, pages 721, and in Book

6638, pages 351, 356, 361, 366, 371 and 376. Also amended in Book 6653, pages 113, 118, 124, 128 and 134. Also amended in Book 6680, page 496, and amended further in Book 8106, page 29.

4. The Plat of Phase One of Abbottsford, a planned unit development of record in Plat Book 6250, pages 419, 420 and 421, said Register's Office shows an owner's certificate, dedication of common areas and various easements as noted thereon, and as amended in Book 6771, page 683.

5. Amended and Restated Declaration of covenants, conditions and restrictions for Abbottsford of record in Book 8106, page 1, together with the By-Laws of Abbottsford Homeowner's Association, Inc., of record in Book 8106, page 22.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Samuel E. Allen,an unmarried person, his heirs and assigns, forever; and we, Barton-Riley Partnership, a Tennessee general partnership composed of John W. Barton, Jr. and Robert M. Riley, III, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 20th day of July, 1993.

Barton-Riley Partnership, a Tennessee general partnership composed of John W. Barton, Jr., and Robert M. Riley, III

By: _____
John W. Barton, Jr. Partner

By: _____
Robert M. Riley, III, Partner

43613
IDENTIFICATION REFERENCE

93 JUL 22 AM 10:23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for said County and State, aforesaid, personally appeared John W. Barton, Jr. and Robert M. Riley, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the partner(s) of Barton-Riley Partnership a Tennessee general partnership, the within named bargainor, a partnership, and that they as such partner(s), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partner(s).

Witness my hand and offical seal at Nashville, Tennessee, this the 20th day of July, 1993.

NOTARY PUBLIC

My Commission Expires:
11/20/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 54,000.00.

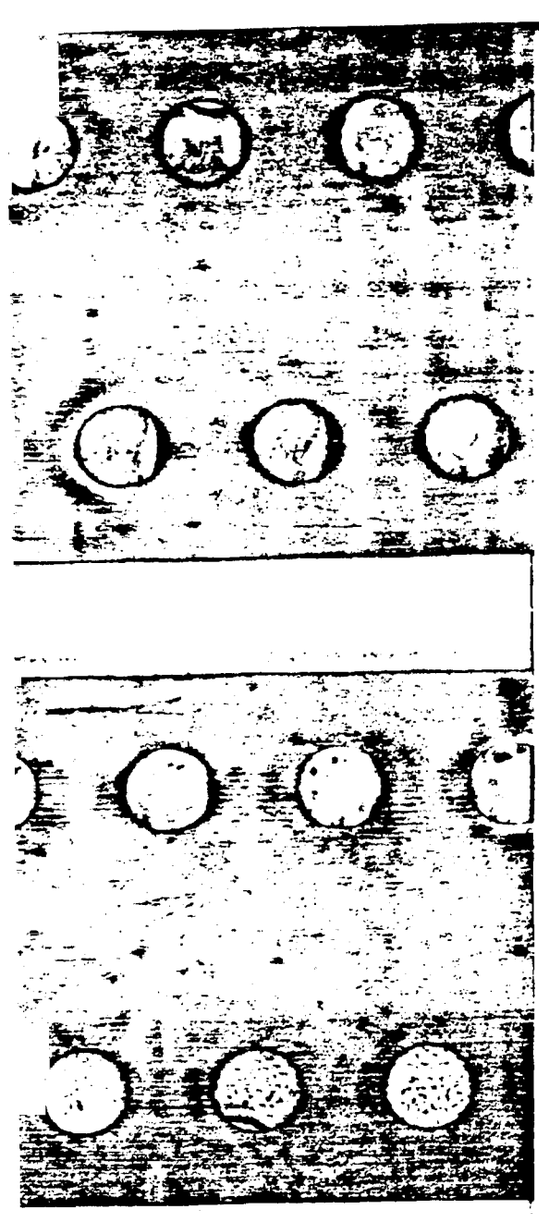
AFFIANT

Subscribed and sworn to before me
this 20th day of July, 1993.

NOTARY PUBLIC

My Commission Expires:
11/20/96

5719 07/22 0101 03CHECK 212.80



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

RECEIVED OF _____

FOR _____

BOOK 9021 PAGE 628

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 54000.00
				CON TX 199.80
				PRFEE 1.00
				WDEED 12.00
				TOTAL 212.80
				CHECK 212.80
			07/22/93 01	10:39 0001 6719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43613
IDENTIFICATION REFERENCE

93 JUL 22 AM 10:38
REGISTER
DAVIDSON COUNTY, TN

No. 677097