BOOK 9424 PAGE 109

GENERAL WARRANTY DEED

FROM:	Maxine K. Hildman, Unmarried, Grantor	This instrument was prepared by: Robert N. Buchanan III Farris, Warfield & Kanaday Seventeenth Floor Third National Bank Building Nashville, Tennessee 37219
TO:	Winfield C. Dunn and wife, Betty P. Dunn, Grantees	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
701 Overton Park Nashville, TN 37215	SAME	117-13-B-57
		Field Book Numbers
		_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Forty Nine Thousand Nine Hundred and No/100 Dollars ($349,900.00).

Winfield C. Dunn
Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of August, 1994.

Robert N. Buchanan III
Notary Public

My Commission Expires: Mar 23, 1996

76942

IDENTIFICATION REFERENCE

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DAVIDSON COUNTY TENN.

FOR AND IN CONSIDERATION OF the sum of Three Hundred Forty Nine Thousand Nine Hundred and No/100 Dollars ($349,900.00), the receipt and sufficiency of which are hereby acknowledged, Maxine K. Hildman, unmarried (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Winfield C. Dunn and wife, Betty P. Dunn (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 701 Overton Park, Nashville, Tennessee 37215.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, her heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 1st day of August, 1994.

Maxine K. Hildman
MAXINE K. HILDMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N. Buchanan III, a Notary Public of said County and State, MAXINE K. HILDMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 1 day of August, 1994.

Robert N. Buchanan III
Notary Public

My Commission Expires: March 23, 1996

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being a certain building site identified as Lot No. 701 on the Plan of Abbottsford of record in Book 6250, pages 412-421, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alfred T. Hildman and wife, Maxine K. Hildman, by Special Warranty Deed from Abbott Martin Corporation, a Tennessee corporation, of record in Book 6799, page 676, Register's Office for Davidson County, Tennessee; the said Alfred T. Hildman having died on June 25, 1992.

EXHIBIT B

Encumbrances

1. Taxes for 1994, a lien, but not yet due and payable.

2. Declaration of Restrictive Covenants and Reciprocal Easements dated January 21, 1985, of record in Book 6478, page 177, said Register's Office as amended by instrument of record in Book 6530, page 242, said Register's Office.

3. Restrictive Covenants for Abbottsford of record in Book 6537, page 303, said Register's Office, 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, said Register's Office. 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. Further amended in Book 6849, pages 128 and 133, Book 7406, page 481, Book 8106, page 1, said Register's Office. Amendments to By-Laws of record in Book 8627, page 254, and Book 9381, page 876, said Register's Office.

4. Water line easements of record in Book 1286, page 690, said Register's Office and of record in Book 1037, page 572, said Register's Office.

5. 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; as amended in Book 6800, page 164, said Register's Office.

6. A Subdivision Plat of the Frank R. Leu Property of record in Book 6250, page 418, said Register's Office.

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

8. Charter of Abbottsford Homeowners Association of record in Book 6548, page 213.

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

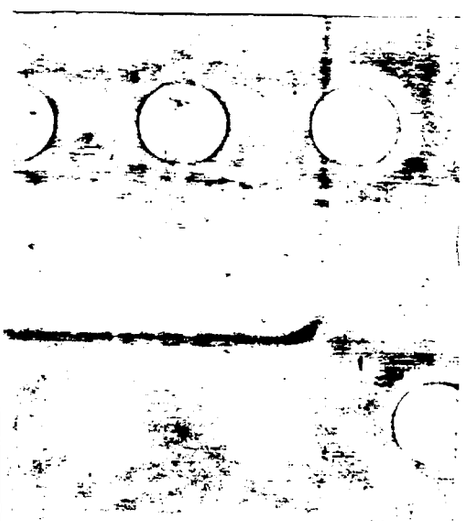
RECEIVED OF _____

FOR _____

BOOK 9424 PAGE 113

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 349900.00
~~DON TX 1294.63~~
~~PRFEE 1.00~~
WDEED 16.00
TOTAL 1311.63
CHECK 1311.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/01/94 01 15:57 0001 3231

76942
IDENTIF. # REFERENCE

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FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 819770