STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

John C. Middleton
Affiant

Subscribed ad sworn before me this 12th day August, 1994.

Linda P. Turner
Notary Public

My Commission Expires: 3/23/98

This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Box 44

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
John C. Middleton and wife, 118 Abbottsford Drive Nashville, TN 37215	Margaretten & Company, Inc. P. O. Box 4013 One Ronson Road Iselin, NJ 08830	117-13-0-B-0079.00CO 7DA 91430

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 consideration, the receipt of which is hereby acknowledged, **JAMES L. WARREN AND WIFE, NANCY S. WARREN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN C. MIDDLETON AND WIFE, ELIZABETH S. MIDDLETON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee. being a certain building site identified as Lot No. 118 on the Plan of Abbottsford of record in Book 6250, pages 419-421, Register's Office for Davidson County, Tennessee, as amended in Book 6638, page 351, Register's Office for said County, and further amended in Book 6771, page 683, Register's Office for said County, and corrected by Surveyor's Certificate of Correction of record in Book 6800, page 164, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James L. Warren and wife, Nancy S. Warren by deed from Abbott Martin Corporation, a Tennessee corporation, of record in Book 6576, page 147, Register's Office for said County.

This conveyance is made subject to:

1. 1994 taxes, a lien not yet due and payable which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Water line easements of record in Book 1286, page 690, Register's Office for Davidson County, Tennessee, and of record in Book 1037, page 572, Register's Office for said County.

3. Storm Water Detention Agreement of record in Book 6555, page 328, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictive Covenants and Reciprocal Easements contained in instrument of record in Book 6478, page 177, Register's Office for said County, as amended in Book 6530, page 242, Register's Office for said County.

5. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 6537, page 303, as amended and restated in Book 8106, page 1, and further amended in Book 8627, page 254 and Book 9381, page 876, Register's Office for said County.

3. Matters shown on the Plan of record in Book 6250, pages 419-421, as amended in Book 6638, page 351, and further amended in Book 6771, page 683, Register's Office for said County, and corrected by Surveyor's Certificate of Correction of record in Book 6800, page 164, Register's Office for said County.

This is improved property known as 118 Abbottsford Drive, Nashville, TN 37215.

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 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.

94 AUG 12 PM 2:20
FELIX ... REGISTER
DAVIDSON COUNTY, TN

80926
IDENTIF. & REFERENCE

WITNESS our hands this 12th day of August, 1994.

James L. Warren

Nancy S. Warren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES L. WARREN AND WIFE, NANCY S. WARREN**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 1994.

Notary Public

My Commission Expires: 5/23/98

7624 08/12 0101 03CHECK 2044-0

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

RECEIVED OF _____

FOR _____

BOOK 9435 PAGE 951

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 550000.00
				CON TX 2035.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 2044.00
				CHECK 2044.00
08/12/94	01			14:20 0001 7624

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80926 IDENTIF. ↑ REFERENCE

94 AUG 12 PM 2:20

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 824091