BOOK 10665 PG 724

0364759
IDENTIF. & REFERENCE

97 OCT 31 AM 10:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value (whichever is greater) is $80,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of October, 1997.

Notary Public

My Commission Expires: 7-28-2001

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
Suite 500, 230 4th Ave., North
Nashville, TN 37219

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
Richard J. Exton and wife Maralie G. Exton 2912 Berry Hill Drive Nashville, TN 37204	Same	118-07-0- 096.00 BH 04410

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Southern Colortype Company, Inc.**, a corporation, the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RICHARD J. EXTON and wife, MARALIE G. EXTON**, the Grantees herein, their assigns and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 7 on the Plat of Berry Hill Subdivision of record in Plat Book 3300, Page 20, Register's Office for said County.

Said Lot No. 7 fronts 68 feet on the easterly margin of Berry Hill Drive, and extends back 291.1 feet on the southerly line, and 295.4 feet on the northerly line, which is a broken line to a line on the rear on which it measures 37 feet.

Being the same property conveyed to Southern Colortype Company, Inc., by Installment Deed from Albert R. McPherson and wife, Mildred M. McPherson, of record in Book 9992, Page 735, Register's Office for Davidson County, Tennessee.

This is improved property known as 2912 Berry Hill Drive, Nashville, Davidson County, Tennessee 37204.

This conveyance is made subject to the following:

1. Taxes for 1997: A lien, but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 3300, Page 20, Register's Office for Davidson County, Tennessee.

3. Easement for electric power line or lines granted T.V.A. as set out in the deed from Fidelity & Columbia Trust Company, Trustee, to the United States of America, as of record in Book 1174, Page 132, Register's Office for Davidson County, Tennessee.

4. A 20 foot easement across the easterly part of the premises granted City of Nashville for an electric transmission line as set out in instrument of record in Book 1908, Page 601, Register's Office for Davidson County, Tennessee.

5. Easement for the right of enter and re-enter, and to erect, maintain, repair, replace, rebuild, operate, and patrol electric power transmission and/or distribution lines, granted to the Metropolitan Government of Davidson County, Tennessee, of record in Book 4558, Page 814, Register's Office for Davidson County, Tennessee.

6. Restrictive Covenants contained in an instrument of record in Book 3282, Page 204, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

7. Grant of Transmission Line Easement of record in Book 10219, Page 372, Register's Office for Davidson County, Tennessee.

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 assigns and representatives forever. GRANTOR covenants with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

GRANTOR, does further covenant, warrant and forever defend the title to the said land to the said GRANTEES, their assigns and representatives against the lawful claims of all persons, whomsoever.

WITNESS its hand this 29th day of October, 1997.

SOUTHERN COLORTYPE COMPANY, INC.

By: Kenneth P. Hoover

Its: President

6067 10/31 0101 03CHECK 309.0

BOOK 10665 PG 726

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, personally appeared Kenneth L. Groomes, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of Southern Colortype Company, Inc., the within named bargainor, a corporation, that he being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October, 1997.

Thomas L. Watson
NOTARY PUBLIC

My Commission Expires: MAY 28, 2000



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

RECEIVED OF _____

FOR _____

BOOK 10665 PG 727

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 12.00
TOTAL 309.00
CHECK 309.00

10/31/97 01 11:01 0001 6067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0364759
IDENTIF. # REFERENCE

97 OCT 31 AM 10:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1215295