BOOK 10741 PG 144

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
C. L. Steinhouse, III 303 St. James Park Nashville, TN 37215	117-13B-97 07DA 91448	First American National Bank First American Center Nashville, TN 37237
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Richard Holton** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **C. L. Steinhouse, III** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. All matters shown on the Plan of record in Book 6250, pages 419 thru 421, amended in Book 6638, page 376, Book 6755, page 274, Book 6771, page 683 and in Book 6800, page 164, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants and Reciprocal Easements contained in an instrument of record in Book 6478, page 177, amended in Book 6530, page 242, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and restrictions for Abbottsford of record in Book 6537, page 303, amended and restated in Book 8106, page 1, further amended in Book 8627, page 254 and in Book 9381, page 876, Register's Office for said County.

4. Dedication of common area to Abbottsford Homeowners Association, Inc. of record in Book 7175, page 761, Register's Office for said County.

5. Charter of Incorporation of Abbottsford Homeowners Association, Inc. of record in Book 6548, page 213, Register's Office for said County.

03855502
IDENTIF. & REFERENCE
97 DEC 31 AM 10:50
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

7083 12/31 0101 03CHECK 2186.75

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $587,500.00.

C. L. Steinhouse III
Affiant

Subscribed and sworn to before me this 30 day of December, 1997.

Notary Public
My Commission Expires: 9-23-00

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

0459207.01
030370-020 12/29/97

6. Easement for water line of record in Book 1037, page 572 and in Book 1286, page 690, Register's Office for said County.

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

This is improved property, known as **303 St. James Park, Nashville, Tennessee, 37215.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

Vicki Holton, wife of Richard Holton, joins in the conveyance of this property for the purposes of conveying any and all interests she may have in the property, marital or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 30th day of December, 1997.

Richard Holton

Vicki Holton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Holton and wife, Vicki Holton, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this the 30 day of December, 1997.

NOTARY PUBLIC

My Commission Expires: 9-23-00

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0459207.01
030370-020 12/29/97

EXHIBIT A BOOK 10741 PG 146

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 303 on the Plan of a Plat of Phase One of Abbottsford, of record in Book 6250, page 419 - 421 and amended in Book 6771, page 683, Book 6771, page 688 and Book 6771, page 693, Register's Office for said County, to which plan references are hereby made for a more complete description.

Being the same property conveyed to Richard Holton by deed from Leroy A. Reeder, an unmarried person, of record in Book 7356, page 680, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10741 PG 147

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	
				587500.00
			CON TX	2173.75
			PRFEE	1.00
			WDEED	12.00
			TOTAL	2186.75
			CHECK	2186.75

~~12/31/97 01 10:52 0001 7003~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0385502
IDENTIFICATION REFERENCE

97 DEC 31 AM 10:50
FELIX Z. WILSON
REGISTER
DAVIDSON CO. TN.

No. 1237779