WARRANTY DEED

BOOK 4498 PAGE 658

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Kent Kyger, M. D. et ux (NAME)	Same (NAME)	Map 134 Par. 88
813 Highland Park Ct. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------*DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

MAY-3[illegible]	CONV	30,000.00				
MAY-3[illegible]	S'TAX		A*	78.00		
MAY-3[illegible]	PR'TEE		A*	.50		
MAY-3[illegible]	W'DEED		A*	4.50	*	83.00

This instrument prepared by:
Edwards, Schulman, McCarley
Hollins & Pride
900 American Trust Building
Nashville, Tennessee

We, ROY SHAINBERG, LYTLE BROWN, III, SHERRON WEINBERGER and CECIL FOX,

have bargained and sold, and by these presents do transfer and convey unto the said KENT KYGER, M. D. and wife, PATRICIA M. KYGER, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 4 on the plat of West Meade Ridge, Section II, as of record in book 4460, page 7, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southeast corner of said lot, said point being a common corner with lot No. 5 of West Meade Farms, Inc., as of record in book 1424, page 47, owned by Jane F. Rule; thence North 54° 44' West a distance of 439.75 feet to a point; thence North 60° 41' West a distance of 150 feet to a point in the easterly margin of East Valley Court; thence with the easterly margin of said road, along a curve to the left, radius 150. feet, a distance of 100.79 feet to a point; thence continuing along the easterly margin of said road North 3° 41' West a distance of 110.35 feet to a point; thence North 86° 19' East a distance of 251.05 feet to a point; thence South 1° 46' West a distance of 221.75 feet to a point; thence South 35° 06' East a distance of 402.36 feet to the point of beginning and containing 2.1 acres.

Being part of the property conveyed to Roy Shainberg, Lytle Brown, III, Sherron Weinberger and Cecil Fox, by two deeds; one from John S. Bransford and wife, of record in book 4481, page 19, and the other from Ervin M. Entrekin, Trustee, of record in book 4481, page 473, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of April, 19 71

Notary Public

My commission expires: July 31, 1974 (Affix Seal)

This conveyance is made subject to restrictive covenants of record in book 1427, page 19, restrictive covenants of record in book 2998, page 498, and restrictive covenants of record in book 4492, page 949, all in the Register's Office for Davidson County, Tennessee; owner's certificate, a 20-foot public utilities and drainage easement, 100-foot building setback line from East Valley Court, as shown on plan of record in book 4460, page 7, Register's Office for said County.

unimproved (X)
This is improved ( ) property, known as ..... East Valley Court, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said KENT KYGER, M. D. and wife, PATRICIA M. KYGER, their *heirs and assigns, forever.*

And we *do covenant with the said* Kent Kyger, M. D. and wife, Patricia M. Kyger, *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.*, except by restrictive covenants, owner's certificate, setback line and easement, as hereinabove set forth, and taxes for the year 1971, subject to which this conveyance is executed.

And we, Roy Shainberg, Lytle Brown, III, Sherron Weinberger and Cecil Fox, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Kent Kyger, M. D. and wife, Patricia M. Kyger, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 27th *day of* April, *19*71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roy Shainberg

Lytle Brown, III

Sherron Weinberger

Cecil Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gail Rosenthal, *a Notary Public in and for said County and State, the within named* Roy Shainberg, Lytle Brown, III, Sherron Weinberger and Cecil Fox,

*the bargainor*s*, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 27th *day of* April, *19*71. Gail Rosenthal, *Notary Public.*

Commission Expires July 31, 1974.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in .....,
this .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

B1 6 8 6 T REFERENCE IDENTIFICATION MAY 3 4 PM '71 ELLIOTT WEBSTER CLERK DAVIDSON COUNTY, TENN.