BOOK 4993 PAGE 584

# WARRANTY DEED

(CORPORATE FORM)

"THIS INSTRUMENT PREPARED BY: ROBERT P. THOMAS, ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Anderson Construction Co., Inc. (NAME) | Same (NAME) | |
| 2707 Larmon Drive, P.O.B. 40341 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 116-8 |
| Nashville, Tennessee 37204 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 54 |

FOR AND IN CONSIDERATION of the sum of Twenty-Two Thousand Five Hundred and no/100 ($22,500.00) ---------- Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged,

Sugartree Properties, Inc., a Tennessee corporation, has bargained and sold, and does hereby transfer and convey unto the said Anderson Construction Co., Inc., its (successors) ~~heirs~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:,

Being a certain building site identified as No. 54, as shown on the Revised Plan of Sugartree, Phase 2, as of record in Book 4860, pages 79 and 80, Register's Office for said County.

Being part of the same property conveyed to Sugartree Properties, Inc., by deed from James I. Vance Berry, Trustee, of record in Book 4866, page 820, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,500.00

Subscribed and sworn to before me, this the 2nd day of February 1976

Affiant

My commission expires: 5-29-78 (Affix Seal)

Notary Public

( ) unimproved (X)
This is improved ( ) property, known as Lot No. 54, Sugartree, Phase 2 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its (successors), ~~heirs~~ and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for 1976 taxes and all easements and restrictions of record.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), ~~heirs~~ and assigns, against the lawful claims of all persons.

Witness its hand this 2nd day of February, 1976, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SUGARTREE PROPERTIES, INC.

By Fred R. Webber, Jr., President

"THIS INSTRUMENT PREPARED BY ROBERT P. THOMAS, ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Margaret Ginn Rowland, a Notary Public of the State and County aforesaid, personally appeared Fred R. Webber, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Sugartree Properties, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of February, 1976.

Margaret Ginn Rowland Notary Public

Commission expires 1-1-78

| | | | | | |
|---|---|---|---|---|---|
| FEB-2% | CONV | 22,500.00 | | | |
| FEB-2% | S'TAX | | B* | 58.50 | |
| FEB-2% | PR'FEE | | B* | .50 | |
| FEB-2% | W'DEED | | B* | 4.00 | * 63.00 |

WARRANTY DEED

FROM

TO

D 34527

IDENTIF. REFERENCE

FEB 2 3 33 PH '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE