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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
James C. McCanless, Jr. (NAME)	Same (NAME)	
P.O. Box 214 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	116-8-C
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	13

FOR AND IN CONSIDERATION of the sum of Twenty-Four Thousand Five Hundred and no/100 ($24,500.00)---------- *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* James C. McCanless, Jr., his ~~successors~~ *heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Being a certain building site identified as No. 13, as shown on the Revised Plan of Sugartree, Phase 2, as of record in Book 4860, pages 79 and 80, as amended by instruments of record in Book 5005, page 144; Book 5010, page 117; and Book 5015 page 550, 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 $ 24,500.00

Affiant

Subscribed and sworn to before me, this the 19th day of April, 19 76

My commission expires: 2/23/80 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as Lot No. 13, 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, his ~~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, his ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 19th *day of* April, *19* 76, *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.

Fred R. Webber, Jr., President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Gail K. Parsons, *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* him *self 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* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee *this* 19th *day of* April, 1976

GAIL K. PARSONS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 2/23/80 Gail K. Parsons *Notary Public*

APR 21 76	CONV	24,500.00			
APR 21 76	S'TAX		B*	63.70	
APR 21 76	PR'FEE		B*	.50	
APR 21 76	W'DEED		B*	4.00	* 68.20

WARRANTY DEED

FROM

TO

D 45597

IDENTIF. REFERENCE

APR 21 10 01 AM '76

FELIX [illegible] 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