BOOK 5027 PAGE 781

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
Estes-Taylor Company (NAME)	Same (NAME)	
3815 Cleghorn Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	116-8-A
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	23

FOR AND IN CONSIDERATION of the sum of Nine Thousand Five Hundred and no/100 ($19,500.00) ---------- *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* Estes-Taylor Company, its [illegible] *heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Being a certain building site identified as No. 23, as shown on the Plan of Sugartree, Phase 1, as of record in Book 4675, page 141, 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 4831, page 823, 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 $ 19,500.00

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

Affiant Gail K. Parsons

My commission expires: [illegible] (Affix Seal)

Notary Public Margaret Ann Rapland

This is unimproved (X) improved ( ) property, known as Lot No. 23, Sugartree, Phase 1 (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), 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) and assigns, against the lawful claims of all persons.*

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

Gail K. Parsons *Notary Public*

Commission expires 2/23/80

MAY21 76 CONV 19,500.00
MAY21 76 S'TAX B* 50.70
MAY21 76 PR'FEE B* .50
MAY21 76 W'DEED B* 4.00 * 55.20

D 50378

IDENTIF. REFERENCE

MAY 21 2 40 PM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO

Compliments of

Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

Fee 13.85