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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
Fox Builders, Inc. (NAME)	Same (NAME)	
5825 Old Harding Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	116-8-B
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	44

FOR AND IN CONSIDERATION of the sum of Twenty-Seven Thousand Five Hundred and no/100 ($27,500.00) ---------- *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*

Fox Builders, Inc.,

its *(successors) and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

Being a certain building site identified as No. 44, 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 $ 27,500.00

Subscribed and sworn to before me, this the 21st day of July 19 76

Affiant Gail K. Parsons

My commission expires: May 28 1980 (Affix Seal)

Notary Public Anne Q. McGuigan

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is (unimproved ☒) (improved ☐) property, known as Lot 44, 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),*

~~and~~ *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* 21st *day of* July, *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., 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* 21st *day of* July, *19* 76

Gail K. Parsons *Notary Public*

Commission expires 2/23/80

GAIL K. PARSONS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

JUL 22 CONV 27,500.00
JUL 22 S'TAX B* 71.50
JUL 22 PB'FEE B* .50
JUL 22 W'DEED B* 4.00 * 76.00

WARRANTY DEED

FROM

TO

D 59630

IDENTIF. REFERENCE

JUL 22 11 38 AM '76

FELIX Z. ... 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