File Box 7

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

WARRANTY DEED

(CORPORATE FORM)

BOOK 5077 PAGE 803

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lexine G. Reed	Same	
(NAME)	(NAME)	
6020 Gardendale Drive		116-8-B
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		45
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

OCT 13	CONV	27,500.00			
OCT 13 S'TAX	-		B*	71.50	
OCT 13 PR'FEE			B*	.50	
OCT 13	W'DEED		B*	6.00	* 78.00

Sugartree Properties, Inc., a Tennessee corporation, *has bargained and sold, and does hereby transfer and convey unto the said* Lexine G. Reed, a married female, her ~~successors~~ *heirs and assigns,* *certain real estate in* Davidson *County, Tennessee, as follows:,*

(See Exhibit A)

D 7226

IDENTIF. REFERENCE

OCT 13 3 25 PM '76

FEE $ DAVIDSON COUNTY, TENN. REGISTER

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 8th day of October 1976

Affiant Gail K. Farrar

My commission expires: May 28 1980 (Affix Seal)

Notary Public Irene A. McLaurin

unimproved (X)
This is improved ( ) property, known as Lot 45, 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, her ~~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, her ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 8th *day of* October, 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

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* 8th *day of* October, 19 76.

Gail K. Parsons
Notary Public

Commission expires 2/23/80

GAIL K. PARSONS NOTARY PUBLIC 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 256-2656
NASHVILLE, TENNESSEE

EXHIBIT A

Being a certain building site identified as No. 45, 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; Book 5015, page 550; and Book 5072, page 165, Register's Office for said County, and being further described as beginning at a point on the easterly margin of Concord Park East, said point being the front corner of Lots 44 and 45 of Sugartree, Phase 2; thence, proceeding along the property line between Lots 44 and 45, 113.42 feet on a bearing of N 86° 01' 05" W to a point, said point being the rear corner of Lots 44 and 45, and being on the property line between Sugartree, Phase 2 and Woodmont Lane Homesites as recorded in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee; thence along said property line 70.01 feet on a bearing of S 04° 49' 34" W to a point; thence, along a line parallel to the North boundary line of said Lot 45, 113.00 feet on a bearing of S 86° 01' 05" E to a point; thence, N 11° 41' 41" W a distance of 32.91 feet to a point; thence, S 17° 55' W a distance of 39.48 feet to the point of beginning.

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.