BOOK 5084 PAGE 477

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.	Same	
(NAME)	(NAME)	116-8-C
5825 Old Harding Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	71
Nashville, Tennessee 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Twenty-Three Thousand Five Hundred and no/100 ($23,500.00)---------- 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), ~~XXX~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:,

Being a certain building site identified as No. 71, 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 Davidson County, Tennessee.

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 $ 23,500.00

Subscribed and sworn to before me, this the 3rd day of November, 19 76

Affiant

My commission expires: Jan. 29 1977 (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as Lot 71, 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), ~~XXX~~ 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), ~~XXX~~ and assigns, against the lawful claims of all persons.

Witness its hand this 3rd day of November, 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

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* 3rd *day of* November, *19*76

Gail K. Parsons *Notary Public*

GAIL K. PARSONS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 2/23/80

NOV-3% CONV 23,500.00
NOV-3% S'TAX B* 61.10
NOV-3% PR'FEE B* .50
NOV-3% W'DEED B* 4.00 * 65.60

D 75481

IDENTIF. REFERENCE

NOV 3 3 55 PH '76

FELIX [illegible] 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 256-2056
NASHVILLE, TENNESSEE