This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Richard D. Bird, Trustee

TO
Real Estate Group, Inc.

For draftsman's use

THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
500 COURT SQUARE BUILDING
NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Real Estate Group, Inc. (NAME)	Real Estate Group, Inc. (NAME)	116-8-D
90 Valley Forge Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 550 (STREET ADDRESS)	90-99
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37202 (CITY) (STATE) (ZIP)	PW

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

MAR 4 1 29 PM '77

REGISTER DAVIDSON COUNTY, TENN.

D92087

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 49,500 Richard D. Bird, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February A.D. 1977.

Notary Public

MY COMMISSION EXPIRES: 2-2-80

(AFFIX SEAL)

For and in Consideration of the sum of Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by Real Estate Group, Inc., and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Richard D. Bird, Trustee, with full power, etc., have bargained and sold, and by these presents do transfer and convey unto the said Real Estate Group, Inc., its successors ~~and~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain building site being Lot No. 90, as shown on the Plan of Sugartree, Phase III, which is of record in Book 4860, Page 117-121, Register's Office for Davidson County, Tennessee, to which specific reference is here made, and together with appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions referred to hereinbelow.

Being part of the same property conveyed to James I. Vance Berry, Trustee, by Deed from Woodmont Country Club, of record in Book 4793, Page 185, Register's Office for Davidson County, Tennessee, Richard D. Bird, Trustee, having been appointed successor Trustee in the place and stead of James I. Vance Berry, Trustee, and having succeeded to all the rights and powers as Trustee by an instrument of record in Book 5033, Page 190, said Register's Office.

This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 4857, Page 157, as supplemented and amended by instruments of record in Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, and Book 5087, Page 220, said Register's Office, and by setback lines, easements, limitations and conditions as shown on the said Plan of record.

BOOK 5121 PAGE 22

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This is ~~unimproved~~ (X) improved ( ) property, known as 90 Valley Forge, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Real Estate Group, Inc., its successors ~~heirs~~ and assigns, forever.

And I do covenant with the said Real Estate Group, Inc. that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except by taxes for 1977, which are to be paid by Grantee.

And I, Richard D. Bird, Trustee do further covenant and bind myself, my successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Real Estate Group, Inc., its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 23rd day of February, 19 77

Richard D. Bird, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Evelyn Phillips, a Notary Public in and for said County and State, the within named Richard D. Bird, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 23rd day of February, 1977.

Evelyn Phillips, Notary Public.

EVELYN PHILLIPS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Commission expires 2-25-80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAR-45 CONV 49,500.00
MAR-45 S'TAX B* 128.70
MAR-45 PR'FEE B* .50
MAR-45 W'DEED B* 4.00 * 133.20

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires