This Form furnished by Attorneys Title Company, Inc.

BOOK 5155 PAGE 125 Form No. WD-2

FROM

Richard D. Bird, Trustee

TO

William E. Higgins and wife,
Janice M. Higgins

For draftsman's use

This Instrument Prepared By
Richard D. Bird
Gracey, Maddin, Cowan & Bird
500 Court Square Bldg.
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M William E. Higgins (NAME)	M/M William E. Higgins (NAME)	Map 116-3
Concord Park West (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 90202 (STREET ADDRESS)	Map 116-7
Nashville, TN. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37209 (CITY) (STATE) (ZIP)	Parcel 205

(FOR REGISTER'S USE)

IDENTIF REFERENCE

JUN 3 3 46 PM '77

FEE ... DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$28,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, 1977

Notary Public

MY COMMISSION EXPIRES: 2-3-79

(AFFIX SEAL)

E07268

For and in Consideration of the sum of Ten and no/100---------- DOLLARS

cash in hand paid by William E. Higgins and wife, Janice M. Higgins, and other good and valuable consideration, 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 William E. Higgins and wife, Janice M. Higgins, their heirs 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. 205, as shown on the Plat of Sugartree, Phase IV, which is of record in Book 4955, Page 84, 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 Richard D. Bird, Trustee, by Deed from Mamie D. Brock, a widow, of record in Book 5138, Page 713, Register's Office for Davidson County, Tennessee.

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, Book 5087, Page 220 and Book 5152, Page 401, said Register's Office, and by setback lines, easements, limitations and conditions as shown on the said Plan of record. Also subject to an easement for Sanitary Sewer and/or Storm drainage to Metropolitan Government by an instrument of record in Book 3964, Page 855, said Register's office.

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This is unimproved (X) improved ( ) property, known as Lot No. 205 Concord Park West, Nashville, TN. 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 William E. Higgins and wife, Janice M. Higgins, their heirs and assigns, forever.

And I do covenant with the said William E. Higgins and wife, Janice M. Higgins 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 the year 1977 which have been pro-rated between the parties and payment assumed by Grantees.

And I, Richard D. Bird, Trustee do further covenant and bind myself, my successors, ~~xxxx~~ and representatives, to warrant and forever defend the title to the said land to the said William E. Higgins and wife, Janice M. Higgins, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 3rd day of June, 1977

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, Tennessee, this 3rd day of June, 1977

Evelyn Phillips, Notary Public.

Commission expires 2-25-80

EVELYN PHILLIPS NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared CONV 28,000.00, with whom I am personally acquainted, and who, upon oath, acknowledged * 72.80 self to be ..... of the GRANTEE * .50 DEED * 4.00 * 77.30, 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 .....