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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Richard D. Bird, Trustee

TO

Duke J. Rose and wife
Gene Allen Rose

For draftsman's use

This Instrument Prepared By: Mail

Richard D. Bird, Attorney
GRACEY, MADDIN, COWAN & BIRD
500 Court Square Building
Nashville, Tennessee 37201

Attn: Kathy Maxwell

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duke & Gene Allen Rose (NAME)	Same (NAME)	116-8H-192
192 Moultrie Park (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

AUG 23 3 19 PM '77

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 30,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 1977

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

E 22119

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

---------- DOLLARS

cash in hand paid by Duke J. Rose and wife, Gene Allen Rose, 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 Duke J. Rose and wife, Gene Allen Rose, 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. 192, as shown on the Plat of Sugartree, Phase III, which is of record in Book 5050, Pages 67-71, 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, 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 included in this conveyance is a permanent easement over and upon the easement area adjoining Lot No. 192 on the northerly side for ingress and egress in and to said Lot No. 192. Said easement will be subject to the existing drainage easement, the easement to the *

(See bottom of back pg

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This is unimproved (X) improved ( ) property, known as 192 Moultrie Park, 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 Duke J. Rose and wife, Gene Allen Rose their heirs and assigns, forever.

And I do covenant with the said Duke J. Rose and wife, Gene Allen Rose 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 for taxes for 1977 which are to be paid by Grantees.

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 Duke J. Rose and wife, Gene Allen Rose, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 23rd day of August, 1977.

Richard D. Bird, Trustee

Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

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 August, 1977.

Evelyn Phillips, Notary Public.

Commission expires 2-23-80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

523F CONV 30,750.00
523F S'TAX B* 79.82
523F PR'FEE B* .50
W'DEED B* 4.00 * 84.32

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 .

* Nashville Gas Company for the installation and maintenance of gas lines and open space designations as shown on the revised plan of record in Book 5050, Pages 67-71, Register's Office for Davidson County, Tennessee. The easement shall be for ingress and egress only, and such part of the area as is not utilized for the driveway and the rights of ingress and egress shall be open space as designated on said Plan.