"THIS INSTRUMENT PREPARED BY [redacted], ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mildred B. Van Sant (NAME)	Same (NAME)	116-8-E-96
96 Jamestown Park (STREET ADDRESS OR ROUTE NUMBER)	BOOK 5214 PAGE 126 (STREET ADDRESS)	
Nashville, TN 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

----------*DOLLARS*

cash in hand paid by Mildred B. Van Sant, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

OCT 26 77	CONV	36,500.00			
OCT 26 77	S'TAX		B*	94.90	
OCT 26 77	PR'FEE		B*	.50	
OCT 26 77	W'DEED		B*	6.00	* 101.40

I, Richard D. Bird, Trustee, with full power to sell, mortgage, transfer, and convey without joinder of any beneficiary,

.....*have bargained and sold, and by these presents do transfer and convey unto* the said Mildred B. Van Sant, a married woman, her heirs and assigns,

.....*his 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. 96, 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 which is more particularly described as follows:

Beginning at the common corner of Lots 95 and 96 fronting on Jamestown Park; thence with a curve to the left of radius 70.63' for a distance of 49.70'; thence S 05-13-32 W 2.64'; thence leaving said road N 84-46-28 W 83.00'; thence N 05-13-32 E 91.11'; thence N 49-33-23 E 39.13'; thence S 40-26-37 E 101.27'; to the point of beginning.

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 36,500.00

Subscribed and sworn to before me, this the 25th day of October 19 77

Affiant

My commission expires: [illegible] (Affix Seal)

Notary Public

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.

This is unimproved (X) improved ( ) property, known as 96 Jamestown Park, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mildred B. Van Sant, her *heirs and assigns, forever.*

And I *do covenant with the said* Mildred B. Van Sant *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, the payment of which is hereby assumed 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* Mildred B. Van Sant, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 25th *day of* October, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard D. Bird, Trustee

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 26 day of Oct., 19 77.

Evelyn Phillips, Notary Public.

Commission Expires 2-25-80

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

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

, Notary Public.

Commission Expires .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 .

E 3046.

IDENTIF. REFERENCE

Oct 26 10 29 AM '77

FELIX Z. TIGRETT REGISTER
DAVIDSON COUNTY, TENN.