This instrument was prepared by Marion W. Smith, Attorney at Law,
3815 Cleghorn Avenue, Nashville, Tennessee 37215.

Mail

WARRANTY DEED

BOOK 5308 PAGE 876

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Melissa Moss and Billie Moss Brown (NAME)	Mary Melissa Moss and Billie Moss Brown (NAME)	Map 116-8-A
4 Valley Forge Road (STREET ADDRESS OR ROUTE NUMBER)	4 Valley Forge Road (STREET ADDRESS)	Parcel 4
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37205 (CITY) (ZONE) (STATE)	7DA-72717

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100----------

----------($10.00)----------*Dollars,*

cash in hand paid by the said Grantees, hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

Estes-Taylor Company, Incorporated, hereinafter called Grantor,
has
~~has~~ *this day bargained and sold, and do/es hereby transfer and convey unto the said* Mary Melissa Moss, unmarried, and Billie Moss Brown, unmarried, as tenants in common, hereinafter called Grantees, their

~~successors~~), *heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Sugartree, Phase I, of record in Book 4675, page 141, Register's Office for said County, to which plan reference is here made for more complete description, together with appurtenant interest in the common elements as set out in the Declaration of covenants, conditions, and restrictions applicable to Sugartree, Phase I.

Being the same property conveyed to Estes-Taylor Company, Incorporated, by deed from Sugartree Properties, Inc. of record in Book 5189, page 328, Register's Office for said County.

This conveyance is made subject to the Declaration of covenants, restrictions, and conditior applicable to Sugartree, Phase I, of record in Book 4857, page 157; as amended in Book 4869, page 686, in Book 4874, page 463, in Book 4911, page 356, in Book 5087, page 220, and in Book 5152, page 401, said Register's Office; setback lines, easements and limitations as shown on the Plan of record in Book 4675, page 141, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $109,500.00

Subscribed and sworn to before me, this the 30th day of June 19 78

Affiant

My commission expires: January 18, 1982 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 4 Valley Forge Road, Nashville, Tennessee
(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 Grantees, their

~~successors~~

heirs and assigns forever. It covenants that it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as stated above, and 1978 taxes which have been prorated and assumed by the said Grantees.

It *further covenants and binds* itself, its successors ~~and assigns~~ and representatives, to warrant and *forever defend the title to said real estate to said* Grantee, their

~~successors~~), *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 30th *day of* June, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Estes-Taylor Company, Incorporated

Attest: Patricia D. Sinclair By: J. Frank Estes

Secretary-Treasurer J. Frank Estes, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

.....

.....

the within named 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.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned ....., *a Notary Public of the State and County aforesaid, personally appeared* J. Frank Estes ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President ..... *of the* Estes-Taylor Company, Incorporated ..... *the within named bargainor, a corporation, and that* he *as such* President ..... *being authorized so to do, executed the foregoing instrument for the purpose 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* 30th *day of* June, *1978*

Commission expires January 18 1982 Darlene H. Jackson *Notary Public*

DARLENE H. JACKSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

JUL 10 78	CONV	90,000.00			
JUL 10 78	CONV	19,500.00			
JUL 10 78	S'TAX		B*	284.70	
JUL 10 78	PR'FEE		B*	.50	
JUL 10 78	W'DEED		B*	4.00	* 289.20

WARRANTY DEED

FROM
Estes-Taylor Company, Incorporated
TO
Mary Melissa Moss, unmarried, and Billie Moss Brown, unmarried, as tenants in common

E 75625

IDENTIF. REFERENCE

JUL 10 9 07 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS