This Form furnished by Attorneys Title Company, Inc. BOOK 5309 PAGE 625 Form No. WD-2

FROM
Richard D. Bird, Trustee

TO
Estes-Taylor Company

For draftsman's use

THIS INSTRUMENT PREPARED BY:

GRACEY, MADDIN, COWAN & BIRD
500 Court Square Building
300 James Robertson Parkway
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Estes-Taylor Company (NAME)	Estes-Taylor Company (NAME)	116-8- 154
154 & 155 Valley Forge (STREET ADDRESS OR ROUTE NUMBER)	3815 Cleghorn Road (STREET ADDRESS)	116-8 155
Nashville, Tn. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

William D. Bird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 1978.

Eve Ann Phillips
Notary Public

MY COMMISSION EXPIRES: 3-14-80

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- DOLLARS

Cash in hand paid by Estes-Taylor Company and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

JUL 11 78 CONV 55,000.00
JUL 11 78 S'TAX B* 143.00
JUL 11 78 PR'FEE B* .50
JUL 11 78 W'DEED B* 4.00 * 147.50

I / Richard D. Bird, Trustee with full power, etc., have bargained and sold, and by these presents do transfer and convey unto the said Estes-Taylor Company, its successors ~~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 Lots Nos. 154 and 155, as shown on the Plan 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 an 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, 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.

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This is unimproved (XX) improved ( ) property, known as 154 and 155 (House Number) Valley Forge (Street), Nashville (P. O. Address: City or Town), Tennessee (Postal Zone) 3720[illegible]

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Estes-Taylor Company, its successors and assigns, forever.

And I do covenant with the said Estes-Taylor Company 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 Metropolitan taxes for 1978 which have been pro-rated between the parties and payment to be assumed by Grantees.

And I, Richard D. Bird, Trustee do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Estes-Taylor Company, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 10th day of July, 19 78.

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 10th day of July, 19 78.

EVELYN PHILLIPS NOTARY PUBLIC DAVIDSON CO. TENN.

Evelyn Phillips, Notary Public.

Commission expires 2-25-80

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 .

IDENTIF. REFERENCE
JUL 11 11 07 AM '78
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

E 7.59 6.2

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