This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5322 PAGE 577

(CORPORATE FORM)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William C. O'Neil, Jr. et ux	Third National Mortgage Company	Map 116-8A
(NAME)	(NAME)	
[illegible]	P. O. Box 2628	Parcel 1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,*

cash in hand paid by William C. O'Neil, Jr. and wife, Carolyn E. O'Neil and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Fox Builders, Inc. *has bargained and sold, and does hereby transfer and convey unto the said* William C. O'Neil, Jr. and wife, Carolyn E. O'Neil, their *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being a certain building site identified as No. 1, as shown on the Plan of Sugartree, Phase 1, as of record in Book 4675, page 141, Register's Office for said County.

Being the same property conveyed to Fox Builders, Inc. by deed from Sugartree Properties, Inc., of record in Book 5212, page 240, Register's Office for said County.

This conveyance is subject to provisions contained in instrument of record in Book 4857, page 157, amended in Book 4911, page 356, amended by Second Amendment of record in Book 4996, page 126, and further amended by Third Amendment of record in Book 5003, page 688, Register's Office for said County, and further amended by amendment to Declaration of Covenants, conditions, and restrictions for Sugartree, of record in Book 5152, page 401, Register's Office for said County; and the Plan of Sugartree, Phase #1, of record in Book 4675, page 141, said Register's Office, shows certain minimum building setback lines, measurements, access limitations and also an Owner's Certificate, as amended by instrument of record in Book 4869, page 686, and further amended of record in Book 5121, page 89: Book 5169, page 426, and Book 5191, page 412, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 150,300.00

Subscribed and sworn to before me, this the 7th day of August 1978

William C. O'Neil, Jr.
Affiant

My commission expires: 8-12-81 (Affix Seal)

Doris E. Moss
Notary Public

NOTARY PUBLIC AT LARGE

unimproved ( )
This is improved (X) property, known as #1 Valley Forge Drive (House Number) (Street) Nashville, Tennessee 37205 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 William C. O'Neil, Jr. and wife, Carolyn E. O'Neil, their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.,* except for 1978 taxes which are prorated and assumed by the purchasers.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said William C. O'Neil, Jr. and wife, Carolyn E. O'Neil, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 7th *day of* August, 19 78, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FOX BUILDERS, INC.

By: Cecil F. Fox
Cecil F. Fox, 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, Doris E. Moran, *a Notary Public of the State and County aforesaid, personally appeared* Cecil F. Fox, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Fox Builders, Inc., *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* himself *as* President

Witness my hand and seal, at office in Nashville, Tennessee
this 7th *day of* August, *19* 78

Doris E. Moran
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

Commission expires 8-12-81

AUG-9 78	CONV	90,000.00			
AUG-9 78	CONV	60,300.00			
AUG-9 78	S'TAX		B*	390.78	
AUG-9 78	PR'FEE		B*	.50	
AUG-9 78	W'DEED		B*	4.00	* 395.28

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED 23/901

FROM
Fox Builders, Inc.
TO
William C. O'Neil, Jr. et ux

E 81694

IDENTIF. REFERENCE

AUG 9 8 11 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238