This instrument was prepared by [illegible], Attorney at Law,
3815 Cleghorn Avenue, Nashville, Tennessee 37215.

WARRANTY DEED

BOOK 5330 PAGE 100

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael B. Seshul etux	Michael B. Seshul etux	Map 116-8-G
(NAME) 158 Valley Forge	(NAME) 158 Valley Forge	Parcel 158
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205	(STREET ADDRESS) Nashville, Tennessee 37205	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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, Inc., a Tennessee corporation, hereinafter called Grantor, has ~~this~~ *this day bargained and sold, and do/hereby transfer and convey unto the said* Michael B. Seshul etux Ariail L. Seshul, hereinafter called Grantees, their ..... ~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 158 on the Plan of Sugartree, Phase III, which is of record in Book 5050, page 68, as amended in Book 5259, page 833, Register's Office for said County, to which 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 applicable to Sugartree, Phase III.

Being part of the property conveyed to Grantor by deed from Richard D. Bird, Trustee, of record in Book 5254, page 725, said Register's Office.

This conveyance is subject to the Plan of record and amendments thereto, and to the recorded Declaration of Covenants, conditions and Restrictions applicable to Sugartree, Phase III.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 123,500.00

Subscribed and sworn to before me, this the 22nd day of August 1978

Affiant

My commission expires: 11-6-79 (Affix Seal)

Notary Public

$0.50

This is unimproved (XX) improved ( ) property, known as 158 Valley Forge, Nashville, Tennessee 37205
(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 for 1978 taxes which have been prorated.

It *further covenants and binds* itself, its successors ~~and assigns~~ *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ..... ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 22nd *day of* August, 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, INC.

Attest: Patricia A. Tucker By: J. Frank Estes

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, 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* ....him....*self as* ....President.....

Witness my hand and seal, at office in ....Nashville, Tennessee..... *this* ..22nd..*day of* ....August....., *1978*

Commission expires January 18, 1982 ....Darlene J. Jackson.....*Notary Public*

DARLENE N. JACKSON NOTARY PUBLIC DAVIDSON COUNTY TENN.

AUG25 78	CONV	90,000.00			
AUG25 78	CONV	33,500.00			
AUG25 78	S'TAX		B*	321.10	
AUG25 78	PR'FEE		B*	.50	
AUG25 78	W'DEED		B*	4.00	* 325.60

WARRANTY DEED

FROM
Estes-Taylor Company, Inc.
TO
Michael B. Seshul etux Ariail L. Seshul

E 85133

IDENTIF. REFERENCE

AUG 25 3 53 PM '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

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320 James Robertson Pkwy