Prepared by:
Joyce Berry
1st American Center
Nashville, Tn.

WARRANTY DEED

BOOK 5331 PAGE 338

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rife S. Hughey, Jr. (NAME:)	Same. (NAME:)	116-13
4500 Post Rd. #E-56 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 148 Js
Nashville Tn. 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Thirty Thousand and no/100 ($30,000.00)

DOLLARS

cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Ramsey-Daugherty Co., a partnership composed of John A. Ramsey, Jr. and R. H. Daugherty, has

AUG29	CONV	30,000.00				
AUG29 S'TAX			B*	78.00		
AUG29 PR'FEE			B*	.50		
AUG29	W'DEED		B*	6.00	*	84.50

es

bargained and sold, and by these presents do transfer and convey unto the said Rife S. Hughey, Jr., his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the plan of Boxcroft as of record in Book 4860, page 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 56.58 feet on the westerly side of Boxcroft Place and runs back between lines, 141.73 feet on the northerly side and 141.07 feet on the southerly side to a line at the rear on which it measures 56.58 feet thereon.

Being the same property conveyed to Ramsey-Daugherty Co. by deed from W. L. Bainbridge Company, a partnership, of record in Book 5106, page 289, said Register's Office.

This conveyance of said property is made expressly subject to the following:

1. State and Metropolitan taxes for the year 1978 which have been prorated between the parties.

2. Conditions, restrictions and limitations as contained in certain Restrictive Covenants of record in Book 4932, page 76, as amended in Book 4956, page 648, said Register's Office.

3. Conditions of the owner's certificate, utility easements, setback lines and other matters appearing upon the recorded plan of Boxcroft aforesaid.

NOTARY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

(The actual consideration or value whichever is greater, for this transfer is $ 30,000.00)

Subscribed and sworn to before me, this the 11th day of August, 1978.

Affiant

My commission expires: 1-28-82

(Affix Seal)

Notary Public

BOXCROFT OWNERS ASSOCIATION, being the association of owners of lots in the subdivision known as Boxcroft, as provided for in the Restrictive Covenants aforesaid, waives its right of first refusal to purchase the property aforesaid as provided for in Article 4, Section One, of said Restrictive Covenants and expressly consents to this conveyance provided that the right of first refusal is expressly reserved and retained by such association in the event of any subsequent conveyances.

R. H. Daugherty
Virginia Lee Bradbury

This is unimproved (X) improved ( ) property, known as ..... (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 Grantee, his ..... *heirs and assigns, forever.*

And Grantor ..... *do/covenant with the said* Grantee ..... *that* it is ..... *lawfully seized and possessed of said land in fee simple;* has *a good right to convey it, and the same is unencumbered.* execept as set forth hereinabove.

And Grantor ..... *do further covenant and bind* itself, its successors and/ assigns, *to warrant and forever defend the title to the said land to the said* Grantee ..... his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our ..... *hands* ..... *this* 28 ..... *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.*

RAMSEY-DAUGHERTY CO., A Partnership

By _____

By _____

By _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Ramsey-Daugherty Co., a partnership, by John A. Ramsey, Jr. and R. H. Daugherty, its General Partners, with whom I am personally acquainted, and who acknowledged that they did sign the foregoing instrument as such General Partners on behalf of said partnership and that the same is their free act and deed individually and as such General Partners and the free act and deed of said partnership.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Nashville, Tennessee, this 15th day of August, 1978.

Notary Public

My commission expires: 1-15-82

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 himself to be _____ of _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in Nashville, Tennessee, this _____ day of _____, 1978.

Notary Public

My commission expires:

E 8574 2

IDENTIF. REFERENCE

AUG 29 2 33 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.