5352 PAGE 787

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack H. Dalton	Jack H. Dalton	116-8-G172
(NAME)	(NAME)	
172 Charleston Park	9 Valley Forge	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37205	Nashville, Tennessee 37205	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

Cash in hand paid by Jack H. Dalton and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

OCT 19 CONV 80,000.00
OCT 19 S'TAX B* 208.00
OCT 19 PR'FEE B* .50
OCT 19 W'DEED B* 6.00 * 214.50

Richard D. Bird, Trustee, with full power, etc.,

I / *have bargained and sold, and by these presents do transfer and convey unto the said* Jack H. Dalton, 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 a tract of land fronting on and with access from Auburn Lane and identified on the Revised Plan of Sugartree, Phase III, of record in Book 5050, pages 67-71, Register's Office for said County, as "Chestnut Hill", and more particularly described in a March 28, 1978 legal description prepared by Miller, Wihry & Lee as follows:

Beginning at a monument, said monument being 160" more or less north of the intersection of Auburn Lane and Woodmont Lane; thence N 57° 57' 18" W, 150.00 feet; thence N 21° 09' 57" E, 350.37 feet; thence N 88° 18' 14" E 72.00 feet to the west right-of-way line of Auburn Lane; thence with said line S 01° 41' 46" E 254.30 feet; thence along an arc having a chord bearing and distance of S 23° 28' 22" W, 118.16 feet; thence along an arc having a chord bearing and distance of S 34° 43' 14" W, 55.82 feet back to the point of beginning, containing 1.20 acres, more or less.

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 189, 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, and having succeeded to all of the rights and powers as Trustee, by instrument of record in Book 5033, page 190, 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 $ 80,000.00

Affiant

Subscribed and sworn to before me this the 10 day of October, 19 78

Notary Public

My commission expires 12/8/79

(Affix Seal)

This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions for Sugartree 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.

This property is to be developed as a part of Sugartree, a planned residential development.

unimproved (XX
This is improved ( ) property, known as Charleston Park, Nashville, TN. 37205
(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 Jack H. Dalton *his heirs and assigns, forever.*

And I *do covenant with the said* Jack H. Dalton *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 taxes for 1978, which have been pro-rated between the parties and payment to be made by Grantor.

And I, Richard D. Bird, Trustee *do further covenant and bind* myself, my successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Jack H. Dalton *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 17th *day of* October, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard D. Bird, Trustee

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 1st day of* October, *19* 78.

Evelyn Phillips *Notary Public.*

Commission Expires 2-25-80

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the 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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

E 9523 T
IDENTIF. REFERENCE
Oct 19 10 14 AM '78
FELIX Z. MITCHELL REGISTER
DAVIDSON COUNTY, TENN.