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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Richard D. Bird, Trustee

TO
George A. Volkert, et ux

For draftsman's use
This instrument prepared by:
GRACEY, MADDIN, COWAN & BIRD
Attorneys at Law
500 Court Square Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George A. Volkert, et. ux (NAME)	Same (NAME)	07DA74873
2425 Foxhaven Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	116-8-E109
Franklin, Tn. 37064 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE
MAR 8 4 27 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F. 1.75 J.S.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS

$ 35,750.00 George Volkert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS, THE 8th DAY OF March 19 79

Notary Public

MY COMMISSION EXPIRES: 5/14/80

(AFFIX SEAL)

STATE OF TENNESSEE
REAL ESTATE TRANSFER TAX
DAVIDSON

For and in Consideration of the sum of Ten and no/100 ($10.00) DOLLARS

Cash in hand paid by George A. Volkert and wife, Valerie I. Volkert, and other good and valuable considerations, receipt and sufficiency of which is hereby acknowledged.

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

have bargained and sold, and by these presents do transfer and convey unto the said

George A. Volkert and wife Valerie I. Volkert

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 Lot No. 109 , 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 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, 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.

7427 03/08 97.32- CHECK

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WD-2

This is improved ☒ unimproved property, known as 109 Adams Park, (House Number) (Street) Nashville, Tn. 37205 P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George A. Volkert and wife, Valerie I. Volkert heirs and assigns, forever.

And I do covenant with the said George A. Volkert and wife, Valerie I. Volkert 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 1979 which are assumed and are to be paid by the Grantees without proration.

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 George A. Volkert and wife Valerie I. Volkert, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 8th day of March, 19 79

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 8th day of March, 19 79

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 .

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35750.00- CAMT.	
			92.82 CSTAX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	97.32-
7427A03/08/79			BAL	.00

F. I. 7. 5

IDENTIF. REFERENCE

MAR 8 4 27 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 669076