This Form furnished by Attorneys Title Company, Inc.

BOOK 5414 PAGE 669

Form No. WD-2

FROM

Richard D. Bird, Trustee

TO

Michael Fox Construction Company

For draftsman's use

GRACEY, MADDIN, COWAN & BIRD
Court Square Building
300 James Robertson Parkway
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Fox Construction Co. (NAME)	Same (NAME)	116-8-E113
5825 Old Harding Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

APR 3 2 47 PM '79

FILED & RECORDED
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 31,734.16

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April 1979

Notary Public

MY COMMISSION EXPIRES: 10/17/82

(AFFIX SEAL)

F-2.1-9.1-9.

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

Cash in hand paid by Michael Fox Construction Company and other good and valuable considerations the 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 Michael Fox Construction Company, its Successors ~~XXXX~~ 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. 113 , 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.

3199 04/03 86.92- CHECK

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WD-2

This is unimproved (X) improved ( ) property, known as 113 Prospect Hill, Nashville, Tn. 37215
(House Number) (Street) 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 Michael Fox Construction Company, its successors ~~heirs~~ and assigns, forever.

And I do covenant with the said Michael Fox Construction Company 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 Metropolitan taxes for 1979 which were assumed by Grantee as of 1/1/79.

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 Michael Fox Construction Company, its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 2nd day of April, 19 79

Richard D. Bird, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Kathryn M. Donnell, 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 2nd day of April, 19 79

Kathryn M. Donnell, Notary Public.

KATHRYN M. DONNELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 10/17/82

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 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

BOOK 5414 PAGE 671

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

31734.16- CO
82.42 CO TX
.50 PRFEE
4.00 WDEED
CHECK 86.92-
319904/03/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2. 1. 9. 1: 9.

T
IDENTIF. REFERENCE

APR 3 2 47 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 674655