This instrument was prepared by M. Dickson Smith, Jr., Attorney at Law, 3815 Cleghorn Avenue, Nashville, Tennessee 37215

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Virginia K. Abernethy	Same	Map 116-8-G
(NAME)	(NAME)	
159 Charleston Park		Parcel 159
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN		7DA-74932
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 5431 PAGE 575

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------($10.00)---------- Dollars,

cash in hand paid by the Grantee hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

Estes-Taylor Company, a Tennessee Corporation, hereinafter called the Grantor, has ~~XXXX~~ this day bargained and sold, and do es hereby transfer and convey unto the said Virginia K. Abernethy, herein called the Grantee, her ~~XXXXXX~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 159 on the Revised Plan of Sugartree, Phase III, of record in Book 5050, page 68, Register's Office for said County, as amended in Book 5191, page 412, said Register's Office, to which plan reference is here made for a more complete description, together with appurtenant interest in the common and limited common areas as shown on said plan and as set out in the declaration of covenants, conditions and restrictions applicable to Sugartree, Phase III.

----------Being the same property conveyed to Estes-Taylor Company, a Tennessee Corporation by deed from Richard D. Bird, Trustee with full power, of record in Book 5382, page 385, Register's Office for Davidson County, Tennessee.

----------This conveyance is made subject to Declaration of covenants, conditions and restrictions of record in Book 4857, page 157, as amended in Book 4874, page 463; in Book 4911, page 356, in Book 4996, page 126; in Book 5003, page 688; in Book 5087, page 220; and in Book 5152, page 401; Setback lines, easements and other such limitations as shown on the Plan of record in Book 5050, page 68; as amended with regard to floor areas and lot coverages in Book 5191, page 412, said Register's Office; Easements for a 20-foot wide sewer line granted to Metro Government of record in Book 5185, page 684, and in Book 5387, pages 829 and 844; said Register's Office for Davidson County, Tennessee.

----------As part of the consideration herein, Grantee agrees to be bound by the terms and conditions of the Declaration of covenants, conditions and restrictions set out above including, but not limited to, the payment of assessments.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,500.00

Subscribed and sworn to before me, this the 4th day of May 19 79

Virginia K. Abernethy
Affiant

My commission expires: March 26, 1949
(Affix Seal)

M. Dickson Smith, Jr.
Notary Public

This is unimproved (X) improved ( ) property, known as 159 Charleston Park, Nashville, TN
(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 Grantee, her ~~XXXXXX~~, heirs and assigns forever. it covenant 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 herein and 1979 taxes which have been pro-rated.

It further covenant and bind itself, its successors ~~XXX~~ and representatives, to warrant and forever defend the title to said real estate to said Grantee, her ~~XXXXXX~~, heirs and assigns, against the lawful claims of all persons.

Witness it hand this 4th day of May, 1979, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ATTEST: Patricia A. Tucker

ESTES-TAYLOR COMPANY

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 and Patricia A. Tucker *with whom I am personally acquainted, and who, upon oath, acknowledged* them *self to be* President and Secretary *of the* Estes-Taylor Company, a Tennessee Corporation *the within named bargainor, a corporation, and that* they *as such* President & Secretary *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themself *as* President & Secretary

Witness my hand and seal, at office in Nashville, TN
this 4th *day of* May, *19* 79

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

DARLENE B. JACKSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Estes-Taylor Company, a Tennessee Corporation

TO
Virginia K. Abernethy

F 27881

IDENTIFICATION REFERENCE

MAY 7 8 41 AM '79

REGISTER'S OFFICE
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

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

BOOK 5431 PAGE 577

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
			26500.00- CO	
			74.10 CO TX	
			.50 PRFEE	
			4.00 MDE D	
			CHECK	78.60-
0863005/07/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27.00

IDENTIFICATION REFERENCE

No. 682060